



Board of Supervisors

Community Services Cluster Agenda Review Meeting

DATE: October 15, 2025

TIME: 11:30 a.m. – 12:30 p.m.

MEETING CHAIR: Tiffany Tran, 5th Supervisorial District

CEO MEETING FACILITATOR: Bryan Bell

THIS MEETING IS HELD UNDER THE GUIDELINES OF BOARD POLICY 3.055

This meeting is **HYBRID**.

To participate in the meeting in-person, the meeting location is:
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012
Room 140

To participate in the meeting virtually, please call teleconference number
1 (323) 776-6996 and enter the following 885 291 326# or

[Click here to join the meeting](#)

For Spanish Interpretation, the Public should send emails within 48 hours in advance of the meeting to: ClusterAccommodationRequest@bos.lacounty.gov

Members of the Public may address the Community Services Cluster on any agenda item during General Public Comment.

The meeting chair will determine the amount of time allowed for each item.

THIS TELECONFERENCE WILL BE MUTED FOR ALL CALLERS. PLEASE DIAL *6 TO UNMUTE YOUR PHONE WHEN IT IS YOUR TIME TO SPEAK.

1. CALL TO ORDER

Wednesday, October 15, 2025

2. INFORMATIONAL ITEM(S):

- A. Board Letter (Internal Services Department – Capital Programs) for November 04, 2025 Board Agenda:
LA COUNTY LIBRARY
VARIOUS LA COUNTY LIBRARY GRANT FUNDED PROJECTS
CATEGORICAL EXEMPTION
ESTABLISH AND APPROVE CAPITAL PROJECT
NOS. 88969, 88971, 88972, AND 89006
APPROVE PROJECT BUDGETS AND AN APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACTS
- B. Board Letter (Public Works) for November 04, 2025 Board Agenda:
CONSTRUCTION CONTRACT
TRANSPORTATION CORE SERVICE AREA
DELEGATED AUTHORITY TO ADOPT, ADVERTISE, AND AWARD
PROJECT ID NO. RDC0016342
SOUTH WHITTIER COMMUNITY BIKEWAY ACCESS IMPROVEMENTS
IN THE CITIES OF LA MIRADA AND SANTA FE SPRINGS AND
IN THE UNINCORPORATED COMMUNITY OF SOUTH WHITTIER AND
AMEND THE COUNTYWIDE COMMUNITY WORKFORCE AGREEMENT FOR
FEDERAL HIGHWAY ADMINISTRATION PROJECTS
- C. Board Letter (Public Works) for November 04, 2025 Board Agenda:
MUNICIPAL SERVICES CORE SERVICE AREA
ADOPT THE FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD IN THE
UNINCORPORATED AREAS AGUA DULCE, LANCASTER, MONROVIA,
PALMDALE, AND QUARTZ HILL
- D. Board Letter (Public Works) for November 04, 2025 Board Agenda:
MUNICIPAL SERVICES CORE SERVICE AREA
ADOPT THE FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD IN THE
UNINCORPORATED AREAS OF AZUSA, ROWLAND HEIGHTS, AND
SAN GABRIEL
- E. Board Letter (Public Works) for November 04, 2025 Board Agenda:
MUNICIPAL SERVICES CORE SERVICE AREA
ADOPT THE FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD IN THE
UNINCORPORATED AREAS OF COMPTON AND LOS ANGELES

Wednesday, October 15, 2025

- F. Board Letter (Public Works) for November 04, 2025 Board Agenda:
MUNICIPAL SERVICES CORE SERVICE AREA
PROPOSED ORDINANCES - 2026 LOS ANGELES COUNTY
BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, RESIDENTIAL,
GREEN BUILDING STANDARDS, AND EXISTING BUILDING CODES
- G. Board Letter (Public Works) for November 04, 2025 Board Agenda:
SERVICE CONTRACT
ADMINISTRATIVE SERVICES CORE SERVICE AREA
AWARD OF SERVICE CONTRACTS
LEADERSHIP ACADEMY TRAINING SERVICES PROGRAM
- H. Board Letter (Public Works) for November 04, 2025 Board Agenda:
SERVICE CONTRACT
TRANSPORTATION CORE SERVICE AREA
AWARD OF SERVICE CONTRACT
LANDSCAPE MAINTENANCE SERVICES AT
VARIOUS COUNTY-OWNED AIRPORT FACILITIES
- I. Board Letter (Public Works) for November 04, 2025 Board Agenda:
WATER RESOURCES CORE SERVICE AREA
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT DISCOVERY
CUBE LOS ANGELES EDUCATIONAL PARTNERSHIP
- J. Board Letter (Public Works) for November 04, 2025 Board Agenda:
WATER RESOURCES CORE SERVICE AREA
QUITCLAIM OF EASEMENTS
PRIVATE DRAIN NO. 2348, PARCELS 1EXE, 1EXE.1, AND 1EXE.2 IN
THE TWIN LAKES/OAT MOUNTAIN COMMUNITY
OF LOS ANGELES COUNTY
- K. Board Letter (Public Works) for November 04, 2025 Board Agenda:
WATER RESOURCES CORE SERVICE AREA
SAFE, CLEAN WATER PROGRAM
FISCAL YEAR 2025-26 REGIONAL PROGRAM
STORMWATER INVESTMENT PLANS
- L. Board Letter (Public Works) for November 04, 2025 Board Agenda:
CONSTRUCTION CONTRACT
WATER RESOURCES CORE SERVICE AREA
DELEGATE AUTHORITY TO ADOPT, ADVERTISE, AND AWARD
PROJECT ID NO. WWD2900082
ENCINAL CANYON ROAD EMERGENCY INTERCONNECTION
IN THE CITY OF MALIBU AND IN THE UNINCORPORATED
COMMUNITY OF TOPANGA

Wednesday, October 15, 2025

- M. Board Letter (Public Works – Capital Programs) for November 04, 2025 Board
Agenda: (also on the 10/15/2025 Health and Mental Health Services Cluster)

CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
HIGH DESERT MENTAL HEALTH URGENT CARE CENTER
DELAYED EGRESS PROJECT
ESTABLISH AND APPROVE CAPITAL PROJECT
APPROVE PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT AND
AUTHORIZE USE OF A JOB ORDER CONTRACT
SPEC. 2676; CAPITAL PROJECT NO. 8A146
FISCAL YEAR 2025-26

- N. Board Letter (Public Works – Capital Programs) for November 04, 2025 Board
Agenda: (also on the 10/15/2025 Health and Mental Health Services Cluster)

CONSTRUCTION-RELATED CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
MARTIN LUTHER KING, JR. MEDICAL CAMPUS
TRANSITIONAL AGE YOUTH DROP-IN CENTER PROJECT
APPROVE PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT
AWARD DESIGN-BUILD CONTRACT
SPECS. 7960; CAPITAL PROJECT NO. 8A055
FISCAL YEAR 2025-26

3. BOARD MOTIONS ITEM(S) for November 04, 2025 Agenda:

SD-3 • Adopting the 2025 OurCounty Sustainability Plan: A Comprehensive Vision
for Los Angeles County's Continued Environmental Health and Success

4. PRESENTATION/DISCUSSION ITEM(S):

- A. Board Briefing (Animal Care and Control)
MANDATORY SPAY/NEUTER
AND MICROCHIPPING ORDINANCES
Speakers: Whitney Duong and Bradley
Kim

Wednesday, October 15, 2025

5. PUBLIC COMMENTS (1 minute each speaker)

6. ADJOURNMENT

IF YOU WOULD LIKE TO EMAIL A COMMENT ON AN ITEM ON THE COMMUNITY SERVICES CLUSTER AGENDA, PLEASE USE THE FOLLOWING EMAIL AND INCLUDE THE AGENDA NUMBER YOU ARE COMMENTING ON:

COMMUNITY_SERVICES@CEO.LACOUNTY.GOV

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025		
BOARD MEETING DATE	11/4/2025		
SUPERVISORIAL DISTRICT AFFECTED	☐ All ☐ 1 st ☒ 2 nd ☐ 3 rd ☒ 4 th ☒ 5 th		
DEPARTMENT(S)	LA County Library		
SUBJECT	Various LA County Library Grant Funded Projects		
PROGRAM			
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☐ Yes ☒ No		
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why:		
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☒ Yes ☐ No – Not Applicable If unsure whether a matter is subject to the Levine Act, email your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board Letter.		
DEADLINES/ TIME CONSTRAINTS			
COST & FUNDING	Total cost: \$3,767,000		Funding source: Capital Project Nos. 88969, 88971, 88972, 89006
	TERMS (if applicable):		
	Explanation: Approval of the enclosed appropriation adjustment (Enclosure B) will transfer a total of \$3,445,000 from the LA County Library's operating budget to the proposed Capital Projects as follows: 1. \$678,000 to the Dr. Martin L. King Jr. Library Restroom Refurbishment Project, Capital Project No. 88969. 2. \$856,000 to the Rivera Library Restroom Refurbishment Project, Capital Project No. 88971. 3. \$1,013,000 to the San Dimas Library Restroom Refurbishment Project, Capital Project No. 88972. 4. \$898,000 to the Carson Library HVAC Refurbishment Project, Capital Project No. 89006.		
PURPOSE OF REQUEST	Approval of the recommendations will find the four (4) proposed projects are exempt from the California Environmental Quality Act, establish and approve the proposed projects and other activities, approve the project budgets and appropriation adjustment, and authorize the Director of the Internal Services Department, or designee, to deliver the proposed Projects using Board-approved Job Order Contracts.		
BACKGROUND (include internal/external issues that may exist including any related motions)	On December 6, 2022, the Board approved over \$9 million in grant funding from the California State Library to address life-safety and critical maintenance needs across LA County Library (Library) buildings. All 85 Library locations have received funding of varying amounts for security and maintenance, and 11 locations were assigned to ISD for completion. On February 15, 2023, Library formally requested the Internal Services Department's (ISD) assistance in providing a budget and timeline with appropriate milestones and deliverables for each of the 11 capital improvement projects. The 11 proposed Projects' scope of work includes various refurbishment and remodeling work to address accessibility, path of travel, security, heating, ventilation, and air conditioning (HVAC), roofing, and miscellaneous repairs.		

	On July 23, 2024, the Board authorized the ISD to proceed with the delivery of five (5) out of the eleven (11) initial projects. We are now requesting the Board's approval to advance an additional four (4) projects from the original eleven (11) for further consideration. The remaining two (2) projects will be delivered by ISD's Maintenance and Operations Division.
EQUITY INDEX OR LENS WAS UTILIZED	☐ Yes ☒ No If Yes, please explain how:
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☐ Yes ☒ No If Yes, please state which one(s) and explain how:
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Paige Bruyn, P&PM Section Manager, (323) 267-3196, pbruyn@isd.lacounty.gov



MICHAEL OWH
Director

County of Los Angeles
INTERNAL SERVICES DEPARTMENT

1100 North Eastern Avenue
Los Angeles, California 90063

Telephone: (323) 267-2101
FAX: (323) 264-7135

Speed. Reliability. Value.

November 4, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

LA COUNTY LIBRARY
VARIOUS LA COUNTY LIBRARY GRANT FUNDED PROJECTS
CATEGORICAL EXEMPTION
ESTABLISH AND APPROVE CAPITAL PROJECT NOS. 88969, 88971, 88972, AND 89006
APPROVE PROJECT BUDGETS AND AN APPROPRIATION ADJUSTMENT
AUTHORIZE USE OF JOB ORDER CONTRACTS
(FY 2025-26)
(SUPERVISORIAL DISTRICTS 2, 4, AND 5)
(4-VOTES)

SUBJECT

Approval of the recommendations will find the four (4) proposed projects are exempt from the California Environmental Quality Act, establish and approve the proposed projects and other activities, approve the project budgets and appropriation adjustment, and authorize the Director of the Internal Services Department, or designee, to deliver the proposed Projects using Board-approved Job Order Contracts.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the four (4) proposed LA County Library grant funded projects exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of each proposed project.
2. Establish and approve the Dr. Martin L. King Jr. Library Restroom Refurbishment Project, Capital Project No. 88969, Rivera Library Restroom Refurbishment Project, Capital Project No. 88971, San Dimas Library Restroom Refurbishment Project, Capital Project No. 88972, and the Carson

Library HVAC Refurbishment Project, Capital Project No. 89006, with a combined total project budget of \$3,767,000.00.

3. Approve an appropriation adjustment to transfer \$3,445,000 from the LA County Library's Operating budget as follows:
 - a. \$678,000 to the Dr. Martin L. King Jr. Library Restroom Refurbishment Project, Capital Project No. 88969.
 - b. \$856,000 to the Rivera Library Restroom Refurbishment Project, Capital Project No. 88971.
 - c. \$1,013,000 to the San Dimas Library Restroom Refurbishment Project, Capital Project No. 88972.
 - d. \$898,000 to the Carson Library HVAC Refurbishment Project, Capital Project No. 89006.

LA County Library has previously paid a total of \$322,000 from its operating budget for pre-construction services related to the four (4) proposed projects: \$49,000 for the MLK Library Restroom Refurbishment Project, \$103,000 for the Rivera Library Restroom Refurbishment Project, \$103,000 for the San Dimas Library Restroom Refurbishment Project, and \$67,000 for the Carson Library HVAC Refurbishment Project.

4. Authorize the Director of the Internal Services Department, or designee, to deliver the proposed Projects using Board-approved Job Order Contracts.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommendations will find the four (4) proposed LA County Library (Library) refurbishment projects exempt from the California Environmental Quality Act (CEQA), establish and approve the proposed four (4) Capital Projects, approve the proposed Project budgets and an appropriation adjustment, and authorize the Internal Services Department (ISD) to deliver the proposed Projects using Board-approved Job Order Contracts (JOCs).

Background

On December 6, 2022, the Board approved over \$9 million in grant funding from the California State Library to address life-safety and critical maintenance needs across LA County Library (Library) buildings. All 85 Library locations have received funding of varying amounts for security and maintenance, and 11 locations were assigned to ISD for completion. On February 15, 2023, Library formally requested the Internal Services Department's (ISD) assistance in providing a budget and timeline with appropriate milestones and deliverables for each of the 11 capital improvement projects. The 11 proposed Projects' scope of work includes various refurbishment and remodeling work to address accessibility, path of travel, security, heating, ventilation, and air conditioning (HVAC), roofing, and miscellaneous repairs.

On July 23, 2024, the Board authorized the ISD to proceed with the delivery of five (5) out of the eleven (11) initial projects. We are now requesting the Board's approval to advance an additional four (4)

projects from the original eleven (11) for further consideration. The remaining two (2) projects will be delivered by ISD's Maintenance and Operations Division.

Dr. Martin L. King Jr. (MLK) Library Restroom Refurbishment Project

The proposed restroom refurbishment work includes the removal of walls, ceilings, doors, tile, toilet partitions, bathroom fixtures, and a storefront entrance. The work includes concrete slab access and patching, wall framing, installation of doors, partitions, tile, wall and ceiling finishes, paint, handrails, and restroom accessories. Plumbing work includes the rerouting and reinstallation of toilets, sinks, and a drinking fountain. The HVAC system will be rerouted, and grills installed. Electrical work includes the installation of lighting, occupancy sensors, and related wiring.

The estimated project duration is approximately seven (7) months which includes construction and project closeout.

Rivera Library Restroom Refurbishment Project

The proposed restroom refurbishment work includes the removal of existing interior walls, ceilings, flooring, doors, plumbing fixtures, partitions, finishes, and a storefront entrance. The work includes concrete and brick demolition to access underground utilities, followed by patching and surface restoration. The scope also includes framing of walls, installation of doors and partitions, restroom accessories, wall and ceiling finishes, paint, and tile.

Mechanical and electrical systems will be modified as needed, including rerouting of plumbing and HVAC components, and installation of plumbing fixtures, lighting, and signage. Site work includes trenching and backfilling to support necessary plumbing reroutes.

The estimated project duration is approximately nine (9) months which includes construction and project closeout.

San Dimas Library Restroom Refurbishment Project

The proposed restroom refurbishment work includes the removal of walls, ceilings, doors, tile, partitions, bathroom fixtures, a countertop, and a storefront entrance. Concrete slabs will be cut, leveled, and patched for plumbing access. Wall framing, door installation, gypsum board, tile, paint, partitions, ADA-compliant handrails, and restroom accessories will be installed as well.

Plumbing work includes rerouting and reinstalling toilets, sinks, and a drinking fountain. HVAC components will be adjusted, with new air grilles installed. Electrical work includes installation of lighting, strip lights, and motion sensor switches.

The estimated project duration is approximately eight (8) months which includes construction and project closeout.

Carson Library HVAC Refurbishment Project

The proposed project involves the refurbishment of the chilled water system, including removal of existing chilled water piping, valves, and a chiller unit with its steel base. The proposed scope of work includes installation of an air-cooled chiller, piping, valves, sensors, meters, strainers, gauges, and structural supports. Temporary chilled water piping will be provided to maintain operations. Electrical

work includes demolition and reinstallation of power and control systems, conduit, wiring, disconnect switch, and related components. Crane services will be used for equipment handling.

The estimated project duration is approximately seven (7) months which includes construction and project closeout.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3: Realize Tomorrow's Government Today, Focus Area Goal G: Internal Controls and Processes, Strategy ii. Manage and Maximize County Assets by investing in public infrastructure that will improve the operational effectiveness of an existing County asset.

Green Building/Sustainable Design Program

The proposed projects will support the Board's Green Building/Sustainable Design Program by incorporating design features that will optimize energy efficiency.

The proposed projects will be designed and constructed to comply with Title 24 of the California Code of Regulations. Title 24 contains building standards to conserve electricity and natural gas in new and existing buildings within the State. When possible, the Internal Services Department (ISD) will document all Title 24 related improvements that qualify for Leadership in Energy and Environmental Design (LEED) building points to apply toward future LEED certification for the County building.

FISCAL IMPACT/FINANCING

The project budgets for the four (4) proposed projects consist of design, construction, change order allowances, inspection/testing, and ISD county services (Enclosure A). The recommended actions will approve the total project cost of \$3,767,000.00 for the four (4) proposed projects as follows:

- a. Dr. Martin L. King Jr. Library Restroom Refurbishment Project, Capital Project No. 88969 with a total budget of \$727,000. Pre-construction costs of approximately \$49,000 were previously paid in FY 2024-25 from LA County Library's operating budget.
- b. Rivera Library Restroom Refurbishment Project, Capital Project No. 88971 with a total budget of \$959,000. Pre-construction costs of approximately \$103,000 were previously paid in FY 2023-24 and FY 2024-25 from LA County Library's operating budget.
- c. San Dimas Library Restroom Refurbishment Project, Capital Project No. 88972 with a total budget of \$1,116,000. Pre-construction costs of approximately \$103,000 were previously paid in FY 2023-24 and FY 2024-25 from LA County Library's operating budget.
- d. Carson Library HVAC Refurbishment Project, Capital Project No. 89006 with a total budget of \$965,000. Pre-construction costs of approximately \$67,000 were previously paid in FY 2024-25 from LA County Library's operating budget.

Approval of the enclosed appropriation adjustment (Enclosure B) will transfer a total of \$3,445,000 from the LA County Library's operating budget to the proposed Capital Projects as follows:

- a. \$678,000 to the Dr. Martin L. King Jr. Library Restroom Refurbishment Project, Capital Project No. 88969.
- b. \$856,000 to the Rivera Library Restroom Refurbishment Project, Capital Project No. 88971.
- c. \$1,013,000 to the San Dimas Library Restroom Refurbishment Project, Capital Project No. 88972.
- d. \$898,000 to the Carson Library HVAC Refurbishment Project, Capital Project No. 89006.

Operating Budget Impact

The proposed scope of work consists of refurbishments made to an existing space. Therefore, following the completion of the proposed projects, if approved, Library does not anticipate any one-time start-up or additional ongoing costs as a result of the proposed projects.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Local and Targeted Worker Hire Policy, updated on May 17, 2023, the proposed Projects will include a best-efforts Local Worker hiring goal of at least thirty percent (30%).

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the proposed Carson Library HVAC Refurbishment Project, MLK Library Restroom Refurbishment Project, Rivera Library Restroom Refurbishment Project, and San Dimas Library Restroom Refurbishment Project budgets are exempt from the Civic Art allocation because the estimated eligible project costs are less than \$500,000. The estimated eligible costs for each project include only budgeted amounts for qualifying design and construction work, excluding repairs, maintenance, or building system replacements. Based on this calculation, all four proposed projects fall below the \$500,000 threshold and are therefore exempt from the Civic Art allocation.

With respect to the All-Gender Restroom Policy Guidelines approved on November 1, 2022, the proposed projects will not be specifically aimed at building an all-gender restroom because the proposed projects do not exceed 50% of the construction cost of building an equivalent new space. ISD will continue coordinating with departments to evaluate the applicability of this policy based on site conditions and feasibility. ISD, in coordination with Library, reviewed applicability of this policy during initial site walks and project design, assessing feasibility based on site conditions.

ENVIRONMENTAL DOCUMENTATION

The four separate proposed projects are categorically exempt from the California Environmental Quality Act (CEQA). The scope of work at each facility, as described above, consists of the remodeling and refurbishment of existing facilities. Therefore, the work is within certain classes of projects that have been determined not to have a significant effect on the environment in that it will meet the criteria set forth in Sections 15301(a), (d), 15302, 15303, and 15304(c) and (f) of the State CEQA Guidelines and Classes 1(c), (d), and (l), 2, 3, and 4(k) and (m) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G because it includes repairs and minor alterations to existing public facilities with negligible or no expansion of use, replacement of features with the same purpose

and capacity, placement of small equipment and accessory structures, installation of equipment at existing facilities, and the minor alteration of land which do not involve the removal of scenic, mature, healthy trees.

In addition, based on the records of the proposed projects, each project will comply with all applicable regulations, are not in a sensitive environment and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that they may cause a substantial adverse change in the significance of any historic resource that would make the exemptions for each project inapplicable.

Upon the Board's approval of the proposed projects, ISD will file Notices of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse in the Office of Land Use and Climate Innovation in accordance with section 21152 of the California Public Resources Code and will post the Notices to its website in accordance with section 21092.2.

CONTRACTING PROCESS

The proposed projects will be delivered using ISD Board-approved Job Order Contracts (JOC) for the construction. The standard Board-directed clauses, including those that provide for contract termination and hiring qualified displaced county employees, are included in all JOCs.

The JOCs contain the Board's required provisions including those pertaining to consideration of qualified County employees targeted for layoffs, as well as qualified Greater Avenues for Independence (GAIN) Program and General Relief Opportunity for Work (GROW) Program participants for employment openings, and compliance with the Safely Surrendered Baby Law.

The JOC contractors who will perform the work are required to fully comply with applicable legal requirements, which among other things, include Chapters 2.200 (Child Support Compliance Program) and 2.203 (Contractor Employee Jury Service Program) of the Los Angeles County Code, and Section 1774 of the California Labor Code pertaining to payment of prevailing wages.

For these proposed Projects, ISD has made the determination that the use of JOCs is the most appropriate contracting method to perform the tasks involved. Specifically, to the extent the proposed projects entail repair, remodeling, refurbishment, or alteration, and the cost of such projects exceeds \$50,000, such projects would have to be performed via a competitively procured construction contract, such as a JOC, not by county employees, due to the "Force Account" limitations set forth in the Public Contract Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Library and ISD will coordinate closely to minimize impacts to library patrons and maintain public access throughout the project, to the extent possible:

- Carson Library will be closed for approximately three (3) weeks during chiller installation with the possibility of intermittent shutdown for the following two (2) weeks. Sidewalk services will be provided during this period.
- MLK Library is scheduled to remain closed for the full duration of construction, with patron services redirected to Carson Library.
- Rivera Library is scheduled to remain closed for the full duration of construction. Sidewalk services will be offered as needed.
- San Dimas Library is scheduled to remain closed for the full duration of construction, with patron services to be redirected to a temporary location which will be identified by Library before construction starts.

CONCLUSION

Please return one adopted copy of the board letter to the following: ISD Operations Service, the Chief Executive Office – Capital Programs Division, and LA County Library.

Respectfully submitted,

Michael Owh
Director

MO:QH:ME:kc

Enclosures

C: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
LA County Library

**PROJECT INFORMATION SHEET
SCHEDULE AND BUDGET SUMMARY**

PROJECT :	Carson Library HVAC Refurbishment
CAPITAL PROJECT NO. :	89006

I. PROJECT SCHEDULE		
Project Activity	Duration	Scheduled Completion Date
Complete Construction Documents	Complete	April 2025
Jurisdictional Approval	Complete	July 2025
Award Construction Contract	2 months following Board approval	Jan 2026
Substantial Completion	6 months following Board approval	May 2026
Project Acceptance	8 months following Board approval	July 2026

II. BUDGET SUMMARY	
Budget Category	Proposed Budget
Construction	
Construction	\$ 520,000.00
Change Orders (Contingency)	\$ 76,000.00
Subtotal	\$ 596,000.00
Civic Art (if not exempt)	\$ -
Plans and Specifications	\$ 66,000.00
Jurisdictional Review/Plan Check/Permits	\$ 23,000.00
Project Management	\$ 125,000.00
Overhead	\$ 155,000.00
Total Project Budget	\$ 965,000.00

**PROJECT INFORMATION SHEET
SCHEDULE AND BUDGET SUMMARY**

PROJECT :	MLK Library Restroom Refurbishment
CAPITAL PROJECT NO. :	88969

I. PROJECT SCHEDULE		
Project Activity	Duration	Scheduled Completion Date
Complete Construction Documents	Complete	Apr 2025
Jurisdictional Approval	Complete	Aug 2025
Award Construction Contract	1 month following Board approval	Dec 2025
Substantial Completion	6 months following Board approval	May 2026
Project Acceptance	8 months following Board approval	July 2026

II. BUDGET SUMMARY	
Budget Category	Proposed Budget
Construction	
Construction	\$ 327,000.00
Change Orders (Contingency)	\$ 100,000.00
Subtotal	\$ 427,000.00
Civic Art (if not exempt)	\$ -
Plans and Specifications	\$ 71,000.00
Jurisdictional Review/Plan Check/Permits	\$ 24,000.00
Project Management	\$ 73,000.00
Overhead	\$ 132,000.00
Total Project Budget	\$ 727,000.00

**PROJECT INFORMATION SHEET
SCHEDULE AND BUDGET SUMMARY**

PROJECT :	Rivera Library Restroom Refurbishment
CAPITAL PROJECT NO. :	88971

I. PROJECT SCHEDULE		
Project Activity	Duration	Scheduled Completion Date
Complete Construction Documents	Complete	May 2025
Jurisdictional Approval	In progress	July 2025
Award Construction Contract	1 month following Board approval	Dec 2025
Substantial Completion	8 months following Board approval	July 2026
Project Acceptance	10 months following Board approval	Sept 2026

II. BUDGET SUMMARY	
Budget Category	Proposed Budget
Construction	
Construction	\$ 492,000.00
Change Orders (Contingency)	\$ 84,000.00
Subtotal	\$ 576,000.00
Civic Art (if not exempt)	\$ -
Plans and Specifications	\$ 70,000.00
Jurisdictional Review/Plan Check/Permits	\$ 34,000.00
Project Management	\$ 104,000.00
Overhead	\$ 175,000.00
Total Project Budget	\$ 959,000.00

**PROJECT INFORMATION SHEET
SCHEDULE AND BUDGET SUMMARY**

PROJECT :	San Dimas Library Restroom Refurbishment
CAPITAL PROJECT NO. :	88972

I. PROJECT SCHEDULE		
Project Activity	Duration	Scheduled Completion Date
Complete Construction Documents	Complete	Apr 2025
Jurisdictional Approval	Complete	July 2025
Award Construction Contract	1 month following Board approval	Dec 2025
Substantial Completion	7 months following Board approval	June 2026
Project Acceptance	9 months following Board approval	Aug 2026

II. BUDGET SUMMARY	
Budget Category	Proposed Budget
Construction	
Construction	\$ 541,000.00
Change Orders (Contingency)	\$ 152,000.00
Subtotal	\$ 693,000.00
Civic Art (if not exempt)	\$ -
Plans and Specifications	\$ 71,000.00
Jurisdictional Review/Plan Check/Permits	\$ 37,000.00
Project Management	\$ 112,000.00
Overhead	\$ 203,000.00
Total Project Budget	\$ 1,116,000.00

PINK

BA FORM 10142022

BOARD OF SUPERVISORS
OFFICIAL COPY

October 21, 2025

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF LA COUNTY LIBRARY

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2025-26

4 - VOTES

SOURCES

USES

BA DETAIL - SEE ATTACHMENT PAGE 1

BA DETAIL - SEE ATTACHMENT PAGE 1

SOURCES TOTAL \$ 6,890,000

USES TOTAL \$ 6,890,000

JUSTIFICATION

This adjustment reflects the transfer of \$3,445,000 from the LA County Library operating budget to Capital Project Nos. 88969, 88971, 88972 and 89006, to fully fund the proposed refurbishment projects.

Grace Reyes Digitally signed by Grace Reyes
Date: 2025.09.16 20:39:13 -07'00'

AUTHORIZED SIGNATURE Grace Reyes, Manager

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

AUDITOR-CONTROLLER

B.A. NO. 026

☐ ACTION

☒ RECOMMENDATION
Andrea
Digitally signed by
Andrea Turner
Date: 2025.09.17
09:56:00 -07'00'

BY Turner
DATE 9/17/25

☒ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Matthew J. Diaz
Digitally signed by
Matthew J. Diaz
Date: 2025.09.17
13:09:32 -07'00'

BY J. Diaz
DATE 9/17/25

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT

FY 2025-26 4 - VOTES			
SOURCES		USES	
LA COUNTY LIBRARY B06-PL-2000-41200 SERVICES & SUPPLIES DECREASE APPROPRIATION		LA COUNTY LIBRARY B06-PL-6100-41200 OTHER FINANCING USES INCREASE APPROPRIATION	
3,445,000		3,445,000	
LA COUNTY LIBRARY ACO DR. MARTIN L. KING JR. LIBRARY RESTROOM REFURB PROJECT J12-CP-96-9919-65052-88969 OPERATING TRANSFERS IN - CAPITAL PROJECTS INCREASE REVENUE		LA COUNTY LIBRARY ACO DR. MARTIN L. KING JR. LIBRARY RESTROOM REFURB PROJECT J12-CP-6014-65052-88969 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	
678,000		678,000	
LA COUNTY LIBRARY ACO RIVERA LIBRARY RESTROOM REFURBISHMENT PROJECT J12-CP-96-9919-65052-88971 OPERATING TRANSFERS IN - CAPITAL PROJECTS INCREASE REVENUE		LA COUNTY LIBRARY ACO RIVERA LIBRARY RESTROOM REFURBISHMENT PROJECT J12-CP-6014-65052-88971 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	
856,000		856,000	
LA COUNTY LIBRARY ACO SAN DIMAS LIBRARY RESTROOM REFURBISHMENT PROJEC J12-CP-96-9919-65052-88972 OPERATING TRANSFERS IN - CAPITAL PROJECTS INCREASE REVENUE		LA COUNTY LIBRARY ACO SAN DIMAS LIBRARY RESTROOM REFURBISHMENT PROJEC J12-CP-6014-65052-88972 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	
1,013,000		1,013,000	
LA COUNTY LIBRARY ACO CARSON LIBRARY HVAC REFURBISHMENT PROJECT J12-CP-96-9919-65052-89006 OPERATING TRANSFERS IN - CAPITAL PROJECTS INCREASE REVENUE		LA COUNTY LIBRARY ACO CARSON LIBRARY HVAC REFURBISHMENT PROJECT J12-CP-6014-65052-89006 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	
898,000		898,000	
SOURCES TOTAL		USES TOTAL	
\$ 6,890,000		\$ 6,890,000	

Andrea
Turner

Digitally signed by Andrea
Turner
Date: 2025.09.17
09:56:25 -07'00'

BA 026 9/17/25

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025	
BOARD MEETING DATE	11/4/2025	
SUPERVISORIAL DISTRICT AFFECTED	☒ All ☐ 1 st ☐ 2 nd ☐ 3 rd ☐ 4 th ☐ 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	South Whittier Community Bikeway Access Improvements and Amend the Countywide Community Workforce Agreement for Federal Highway Administration Projects	
PROGRAM	Transportation	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☒ Yes ☐ No	
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why: N/A	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☐ Yes ☒ No – Not Applicable If unsure whether a matter is subject to the Levine Act, e-mail your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board letter.	
DEADLINES/ TIME CONSTRAINTS	This project has federal grants, which require that the project be awarded by January 22, 2026.	
COST & FUNDING	Total cost: \$31,900,000	Funding source: Measure R Highway Subregional Program, Coronavirus Response and Relief Supplemental Appropriations Act, 2015 Call for Projects, Community Project Funding/Congressionally Directed Spending Program and Federal Surface Transportation Block Grant Program, Proposition C and Measure M Local Return, Special Road District and Road Funds, Cities of La Mirada and Santa Fe Springs.
	TERMS (if applicable): N/A	
	Explanation: N/A	
PURPOSE OF REQUEST	To obtain Board approval for delegated authority to adopt the plans and specifications, advertise, and award and execute a construction contract for the South Whittier Community Bikeway Access Improvements project in the Cities of La Mirada and Santa Fe Springs and in the unincorporated area of South Whittier. Board approval to instruct the Chief Executive Office to amend the Countywide Community Workforce Agreement (CWA) to comply with Federal Highway Administration (FHWA) requirements.	
BACKGROUND (include internal/external issues that may exist including any related motions)	The proposed project will improve bike network connections and access for pedestrians and transit users of the Norwalk and Santa Fe Springs Metrolink Station. It promotes active transportation and improves public health by providing access to encourage bicyclists and pedestrians to exercise. Amendment to the CWA is necessary to comply with FHWA requirements and preserve project funding. The amendment will bind all contracts and subcontracts to these provisions of the CWA, eliminating exemptions for local small, disabled veteran, and social business enterprises. This amendment will only apply to FHWA projects. Minimal impact is anticipated for these businesses.	
EQUITY INDEX OR LENS WAS UTILIZED	☐ Yes ☒ No If Yes, please explain how: N/A	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No If Yes, please state which one(s) and explain how: Board Priority No. 7: Sustainability. This project will improve overall safety for all users.	
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, Cell (626) 476-9847, sburger@pw.lacounty.gov	



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 4, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CONSTRUCTION CONTRACT
TRANSPORTATION CORE SERVICE AREA
DELEGATED AUTHORITY TO ADOPT, ADVERTISE, AND AWARD
PROJECT ID NO. RDC0016342
SOUTH WHITTIER COMMUNITY BIKEWAY ACCESS IMPROVEMENTS
IN THE CITIES OF LA MIRADA AND SANTA FE SPRINGS AND IN THE
UNINCORPORATED COMMUNITY OF SOUTH WHITTIER
AND AMEND THE COUNTYWIDE
COMMUNITY WORKFORCE AGREEMENT FOR FEDERAL HIGHWAY
ADMINISTRATION PROJECTS
(ALL SUPERVISORIAL DISTRICTS)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to expedite the delivery of the South Whittier Community Bikeway Access Improvements project. This includes delegated authority to adopt plans and specifications, advertise for bids, and award and execute a construction contract in the Cities of La Mirada and Santa Fe Springs and in the unincorporated community of South Whittier. To ensure compliance with Federal Highway Administration requirements, Public Works also seeks delegated authority for the Chief Executive Officer or her designee to amend provisions in the Countywide Community Workforce Agreement to incorporate project labor agreements for this and future federally funded projects.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed project, and related actions, are exempt from the California Environmental Quality Act and the proposed changes to the Countywide Community Workforce Agreement are not a project under the California Environmental Quality Act, for the reasons stated in this Board letter and in the record of the proposed activities.
2. Approve the project with an estimated construction contract cost between \$18,000,000 and \$27,000,000 and a total project budget of \$31,900,000.
3. Delegate authority to the Director of Public Works or his designee to adopt plans and specifications for the South Whittier Community Bikeway Access Improvements project.
4. Delegate authority to the Director of Public Works or his designee to instruct the Executive Officer of the Board to advertise for bids in accordance with the Instruction Sheet for Publishing Legal Advertisement with the Notice Inviting Bids when ready to advertise this project.
5. Find pursuant to California Public Contract Code, Section 3400 (c) (2), that it is necessary to specify designated items by specific brand name in order to match other products in use on a particular public improvement either completed or in the course of completion.
6. Delegate authority to the Director of Public Works or his designee to determine whether the bid of the apparent responsible contractor with the lowest apparent responsive bid is, in fact, responsive and, if not responsive, to determine which apparent responsible contractor submitted the lowest responsive bid.
7. Delegate authority to the Director of Public Works or his designee to award and execute a construction contract for the South Whittier Community Bikeway Access Improvements project with the responsible contractor with the lowest apparent responsive bid within or less than the estimated cost range of \$18,000,000 and \$27,000,000 or that exceeds the estimated cost range by no more than 15 percent, if additional funds have been identified.
8. Delegate to the Director of Public Works or his designee the following authority in connection with this contract: (a) extend the date and time for the receipt of bids consistent with the requirements of California Public Contract Code, Section

4104.5; (b) allow substitution of subcontractors and relief of bidders upon demonstration of the grounds set forth in California Public Contract Code, Sections 4100 et seq. and 5100 et seq., respectively; (c) approve and execute change orders within the same monetary limits delegated to the Director of Public Works or his designee under Section 20395 of the California Public Contract Code; (d) accept the project upon its final completion; and (e) make required findings and release retention money withheld consistent with the requirements of California Public Contract Code, Sections 7107 and 9203.

9. Delegate authority to the Chief Executive Officer or her designee to modify Section 19.13.2 of the Countywide Community Workforce Agreement by and between the County of Los Angeles and the Los Angeles/Orange Counties Building and Construction Trades Council and the Signatory Craft Councils and Local Unions so that the section will not apply to the Countywide Community Workforce Agreement projects funded by Federal Highway Administration grant funds.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

South Whittier Community Bikeway Access Improvements Project

The purpose of the recommended actions is to find that the project, and related actions, are exempt from the California Environmental Quality Act (CEQA), that the proposed changes to the Countywide Community Workforce Agreement do not constitute a project under CEQA, and allow Public Works to carry out the accelerated delivery of the project in the Cities of La Mirada and Santa Fe Springs and in the unincorporated community of South Whittier.

This project was developed as a benefit to the overall transportation system with respect to the 2012 County of Los Angeles Bicycle Master Plan with the purpose of installing Class II and Class III Bikeways. It will improve bike network connections and access for pedestrians and transit users to the Norwalk/Santa Fe Springs Metrolink Station. It promotes active transportation and improves public health by providing access to encourage bicyclists and pedestrians to exercise. The project includes pavement resurfacing, installing bike lanes and bike routes, installing wayfinding signage, construction of bulb-outs, reconstruction of curb and gutter, sidewalk, and curb ramps, landscaping medians, removal and replanting of trees, replacing streetlights, and upgrading traffic signals with pedestrian push buttons with audio and vibration devices. Construction will occur on Leffingwell Road from Valley View Avenue to La Mirada Boulevard; Leffingwell Road from Imperial Highway to Valley View Avenue; Valley View Avenue from Telegraph Road to Imperial Highway; Leland Avenue from Telegraph Road

to Leffingwell Road; Ceres Avenue from Telegraph Road to Broadway; and at the intersections of Mulberry Drive at Mills Avenue, Mulberry Drive at Colima Road, and Florence Avenue at Carmenita Avenue (see Enclosure A).

It is anticipated the work will start in July 2026 and be completed in January 2028.

Countywide Community Workforce Agreement Amendment

The purpose of the recommended action is to amend the Countywide Community Workforce Agreement (CWA) to be in full compliance with Federal Highway Administration (FHWA) requirements. FHWA's approval of the CWA is mandatory in order to include the CWA in any FHWA-funded project. However, the FHWA mandates that all subcontractors adhere to the terms of the project's labor agreement without exception. To obtain FHWA approval to include CWA for this and all future projects, Section 19.13.2 of the current CWA must be amended to eliminate the exemption for small subcontracts valued at \$50,000 or less awarded to certified Local Small Business Enterprises, Disabled Veteran Business Enterprises, and Social Enterprises. This amendment will only apply to projects with FHWA funding.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy I, Climate Health, by supporting multimodal transportation investments that improves safety and mobility, reduces traffic congestion, and reduces greenhouse gas emissions.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The estimated construction contract cost to complete this proposed project is in the range of \$18,000,000 to \$27,000,000 with a maximum construction contract cost to be within 15 percent of this range. The total project cost is estimated to be \$31,900,000. In addition to the construction contract cost, the total project cost includes the preparation of plans and specifications, consultant services, survey, environmental clearance, right of way and utility clearances, inspection, contract administration, change order contingency, and other County services.

Portions of the project are within the Cities of La Mirada and Santa Fe Springs. The Cities will finance their respective jurisdictional shares of the project cost, estimated to be \$67,000 and \$18,000 respectively, under Service Requests.

The project will be funded through transportation grant sources including \$797,600 from the Measure R Highway Subregional Program and \$3,859,000 from the Coronavirus Response and Relief Supplemental Appropriations Act, and federal grant funds in the amount of \$3,190,400 under the Congestion Mitigation and Air Quality Program through the Los Angeles County Metropolitan Transportation Authority 2015 Call for Projects, \$2,500,000 under the Fiscal Year 2023 Community Project Funding/Congressionally Directed Spending Program, and \$13,002,400 under the Federal Surface Transportation Block Grant Program under Agreement No. 78542 with the State of California. Under the Congestion Mitigation and Air Quality, Community Project Funding/Congressionally Directed Spending and Federal Surface Transportation Block Grant programs, Federal-aid funds allocated to local agencies are used to finance a portion of the cost of qualifying projects.

The remaining County's share of the project costs, estimated at \$8,465,600, are funded with \$3,793,600 of Proposition C Local Return funds and \$1,281,000 of Measure M Local Return funds from the Fourth Supervisorial District's Transportation Improvement Program; \$23,100 of Special Road District 4 funds; and \$3,367,900 of the State of California Road Maintenance and Rehabilitation Account funds allocated to the County under the Road Repair and Accountability Act of 2017, Senate Bill 1.

Funding for all current fiscal year anticipated preliminary and construction engineering expenditures for this project are available in the Road Fund (B03–Capital Assets-Infrastructure and Services and Supplies), Public Works – Special Road District 4 Fund (CP4–Services and Supplies), and the Fourth Supervisorial District's Transportation Improvement Program in the Measure M Local Return Fund (CN2–Capital Assets-Infrastructure and Services and Supplies) and Proposition C Local Return Fund (CN9–Capital Assets-Infrastructure and Services and Supplies) Fiscal Year 2025-26 Budget. Funding for future years will be requested through the annual budget process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

South Whittier Community Bikeway Access Improvements Project

The proposed project would be advertised in accordance with Section 20392 of the California Public Contract Code.

California Public Contract Code, Section 3400, allows a product to be designated by specific brand name for several purposes, one of which is in order to match other products in use on a particular public improvement either completed, or in the course of completion, if the awarding authority makes a finding and language is included in the Notice Inviting Bids. The Notice Inviting Bids includes language describing this finding.

A list of specific brand names and qualified purposes in accordance with the California Public Contract Code is provided in Enclosure B.

The contract award will comply with applicable Federal and State requirements and Board policies and mandates. The contract documents will require the contractor to comply with these same requirements, policies, and mandates. The construction contract will be in the form previously reviewed and approved by County Counsel.

As required by Board Policy No. 5.140, information, such as defaulted contracts with the County, complaints filed with the Contractors State License Board, labor violations, and debarment actions will be considered before a contract is awarded.

Documents related to award of this contract will be available at Los Angeles County Public Works, Project Management Division III, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the project will require that at least 30 percent of the California construction labor hours be performed by qualified Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers. The project will also include a jobs coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

Countywide Community Workforce Agreement Amendment

On February 28, 2023, the Board adopted a motion to execute the CWA for construction projects with a \$5,000,000 or more construction contract value. The County executed the CWA on June 7, 2023. The contractor and all subcontractors must comply with all terms and conditions of the Countywide CWA which, among other things, increases work opportunities for those seeking to start a new career in the construction industry and promotes the hiring of local and targeted individuals on the project.

The South Whittier Community Bikeway Access Improvements project is the first FHWA funded project eligible to include the CWA. FHWA is required to review any request to

incorporate a local agency's project labor agreement during the project's design phase. Upon review, FHWA determined that the County's CWA was non compliant due to its exemption in Section 19.13.2 of the CWA for subcontracts valued at \$50,000 or less awarded to certified businesses. To resolve this issue and ensure that projects would comply with FHWA requirements, Public Works and the Los Angeles/Orange Counties Building and Construction Trades Council agreed on the solution of amending Section 19.13.2 to make it inapplicable solely to FHWA-funded projects.

Over the next three fiscal years, more than 20 FHWA-funded projects will be CWA eligible, totaling over \$250 million construction value. To ensure compliance with FHWA requirements, the CWA will be amended to remove Section 19.13.2, which currently exempts certified businesses from CWA terms for subcontracts valued at \$50,000 or less—applicable only to FHWA projects. This amendment is not expected to significantly impact Local Small Business Enterprises, Disabled Veteran Business Enterprises, and Social Enterprises participation. Since the inception of CWA, Public Works has not received any exemption requests across 30 active and completed CWA projects. However, without this modification, the CWA would be excluded from upcoming FHWA funded projects, potentially reducing local resident and targeted worker hiring opportunities.

ENVIRONMENTAL DOCUMENTATION

The proposed project is exempt from CEQA. The project, to install bikeway facilities, as well as implement landscape, traffic signal, street lighting, and pedestrian and roadway improvements, is within certain class of projects that have been determined not to have a significant effect on the environment and which meets the criteria set forth in Sections 15301 (c), 15303 (e), and 15311 (a) of the CEQA Guidelines; and Classes 1 (e) and (x) Subsections 2, 4, 9, 10, 13, 14, 18, 22, 24; 3 (b); and 11 (d) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, which applies to minor alteration of existing public facilities, installation of new small facilities or equipment, and placement of minor structures. In addition, based on the proposed project records, it will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

The proposed amendment to the CWA is not subject to CEQA because these activities are excluded from the definition of a project by Section 21065 of the California Public Resources Code and Section 15378 (b) of the CEQA Guidelines, as they are an

organizational or administrative activity of government, which will not result in direct or indirect physical changes to the environment

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse in the Governor's Office of Land Use and Climate Innovation pursuant to California Public Resources Code, Section 21152, and will post the notice to the County's website in accordance with Section 21092.2.

CONTRACTING PROCESS

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy, the contract documents will require that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers.

To increase contractor awareness of Public Works' program to contract work out to the private sector, this project will be listed on both the County's "Doing Business with Los Angeles County" and "Do Business with Public Works" websites for open bids:

<https://lacounty.gov/business/doing-business-with-la-county/>

<http://pw.lacounty.gov/general/contracts/opportunities>

Additionally, the contract solicitation will be advertised through web-based and social media platforms.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

When the project is completed, it will have a positive impact by improving bike network connections and access for pedestrians and transit users to the Norwalk/Santa Fe Springs Metrolink Station. It promotes active transportation and improves public health by providing access to encourage bicyclists and pedestrians to exercise.

The Honorable Board of Supervisors
November 4, 2025
Page 9

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Project Management Division III and CEO-Capital Programs Division.

Respectfully submitted,

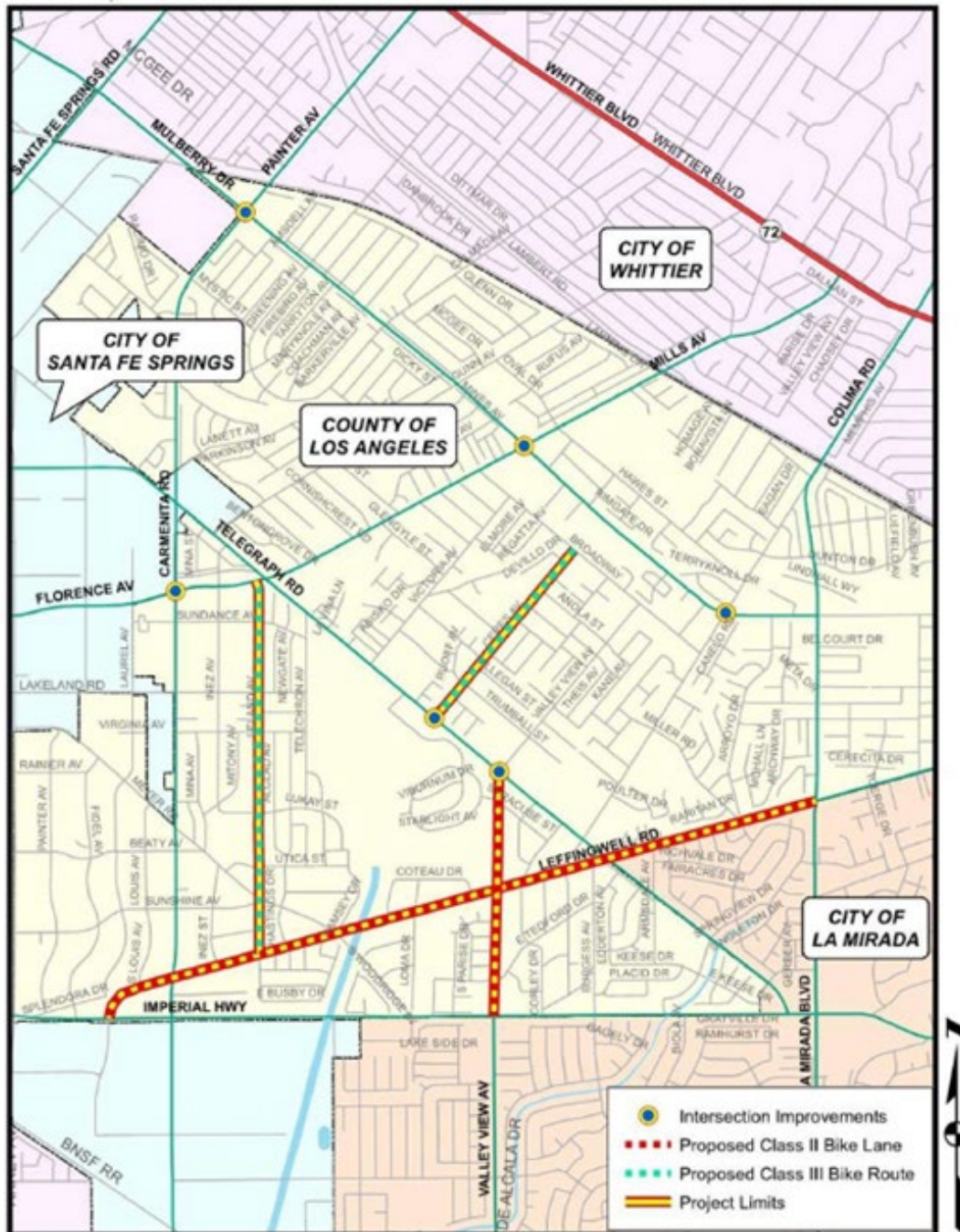
MARK PESTRELLA, PE
Director of Public Works

MP:KF:ma

Enclosures

c: Chief Executive Office (Christine Frias, Matthew Diaz)
County Counsel
Executive Office, Board of Supervisors
Internal Services (Countywide Contract Compliance)

SOUTH WHITTIER COMMUNITY BIKEWAY ACCESS IMPROVEMENTS
PROJECT ID NO. RDC0016342



PROJECT NAME: South Whittier Community Bikeway Access Improvements

PROJECT ID NO.: RDC0016342

List of specific brand names in accordance with California Public Contract Code Section 3400:

	Item/Category	Manufacturer	Model	Public Contract Code 3400 Justification*	Detailed Justification
1.	Irrigation Controller and Enclosure	Calsense	C3000-8-S1 / CS3-GR-KIT 4G LTE/ CS3-W-KIT/ RB-1/ COMM-10 YR/ Stainless Steel Enclosure w/Radio Antenna	(C) (2)	Model is necessary to match existing irrigation controller within the project limits.
2.	Irrigation Remote Control Valve	Hunter	ICV Series and ICZ Series	(C) (2)	Model is necessary to match existing irrigation remote control valves within the project limits.
3.	Irrigation Dripline	Hunter	HDL-09-18-250-CV	(C) (2)	Model is necessary to match the manufacturer of existing irrigation system within the project limits.
4.	Irrigation Equipment for Drip System: Flush valve, pop-up indicator, air relief valve	Hunter	AFV-T, ECO-ID-12, PLD-AVR	(C) (2)	Model is necessary to match the manufacturer of existing irrigation system within the project limits.

ENCLOSURE B
November 4, 2025

5.	Tree Root Watering System	Hunter	RZWS-18-50	(C) (2)	Model is necessary to match the manufacturer of existing irrigation system within the project limits.
6.	Irrigation Quick Coupler	Hunter	HQ33D-LRC	(C) (2)	Model is necessary to match the manufacturer of existing irrigation system within the project limits.
7.	Irrigation Gate Valve	Nibco	T-113k	(C) (2)	Operational Services Division (OSD) requests Nibco gate valves be used for landscape irrigation operations due to product reliability and inventory that is stocked by OSD. OSD uses Nibco gate valves for replacement of inferior gate valves when they fail.
8.	Signage Attachment Aluminum Extrusion	BAND-IT	Signfix medium aluminum extrusion	(C) (2)	Model is necessary to match existing signage attachments used in a previous County wayfinding signage project.
9.	Signage Steel Channel Clamp	BAND-IT	Signfix universal stainless steel channel clamp (SX-0220)	(C) (2)	Model is necessary to match existing signage steel channel clamps used in a previous County wayfinding signage project.

ENCLOSURE B
November 4, 2025

10.	Signage Panel Attachment Tape	3M	3M Double sided VHB tape	(C) (2)	Model is necessary to match existing signage panel attachment tape used for a previous County wayfinding signage project.
11.	Signage Vinyl Material	3M	Adhesive backed 3M IJ680-10 reflective film with 8519 luster overlaminate Color: Opaque White	(C) (2)	Model is necessary to match existing signage vinyl material used in a previous County wayfinding signage project.
12.	Signage Vinyl Material	3M	Adhesive backed 3M IJ180Cv3-10 non-reflective film with 8519 luster overlaminate Color: Opaque White	(C) (2)	Model is necessary to match existing signage vinyl material used in a previous County wayfinding signage project.
13.	Signage Vinyl Material	3M	Adhesive backed 3M IJ180Cv3-10 non-reflective film Color: Opaque White Finish: Satin	(C) (2)	Model is necessary to match existing signage vinyl material used in a previous County wayfinding signage project.
14.	Signage Clear Coat for Vinyl	Matthews Paint	Matthews Super Satin fluoropolymer clear coat	(C) (2)	Model is necessary to match existing signage vinyl clear coat material used in a previous County wayfinding signage project.
15.	Service Pedestal	Myers Power Products	MEUG16	(C) (2)	Model is necessary to match existing pedestal within the project limits.

ENCLOSURE B
November 4, 2025

16.	Pull Box	Armorcast	A6001859A-SLLACO	(C) (2)	Model is necessary to match existing pull boxes within the project limits.
17.	Controller	Linux Processor	2070LX Controller with Linux Processor and D4 Program (Version 1.5L-39 or newer)	(C) (2)	Model is necessary to match existing controllers within the project limits.

*(1) In order that a field test or experiment may be made to determine the product's suitability for future use. (2) In order to match other products in use on a particular public improvement either completed or in the course of completion. (3) In order to obtain a necessary item that is only available from one source. (4) (a) In order to respond to an emergency declared by a local agency, but only if the declaration is approved by a four-fifths vote of the governing board of the local agency issuing the Invitation for Bid or Request for Proposals; and (b) In order to respond to an emergency declared by the State, a State agency, or political subdivision of the State, but only if the facts setting forth the reasons for the finding of the emergency are contained in the public records of the authority issuing the Invitation for Bid or Request for Proposals.

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025		
BOARD MEETING DATE	11/4/2025		
SUPERVISORIAL DISTRICT AFFECTED	☐ All ☐ 1 st ☐ 2 nd ☐ 3 rd ☐ 4 th ☒ 5 th		
DEPARTMENT(S)	Public Works		
SUBJECT	Adopt the Findings and Orders of the Building Rehabilitation Appeals Board		
PROGRAM	N/A		
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☒ Yes ☐ No		
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why:		
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☐ Yes ☒ No – Not Applicable If unsure whether a matter is subject to the Levine Act, email your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board Letter.		
DEADLINES/ TIME CONSTRAINTS	N/A		
COST & FUNDING	Total cost: \$0	Funding source: N/A	
	TERMS (if applicable): N/A		
	Explanation: There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the County Registrar-Recorder/County Clerk's office.		
PURPOSE OF REQUEST	The purpose of the recommended action is to provide for the abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances. Public Works is seeking Board approval to adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for the abatement of public nuisances, including trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and overgrown vegetation, at the following locations: 12934 Sierra Highway, Agua Dulce (5) 41113 171st Street East, Lancaster (5) 2502 South Myrtle Avenue, Monrovia (5) 15616 East Palmdale Boulevard, Palmdale (5) 17543 Highacres Avenue, Palmdale (5) 38905 Juniper Tree Road, Palmdale (5)		

	43361 50th Street West, Quartz Hill (5)
BACKGROUND (include internal/external issues that may exist including any related motions)	Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board. Administrative actions taken to date to voluntarily correct the public nuisances: - Initiated Informal Notice process but resulted in no compliance from the property owner(s). - Initiated Formal Letter process but resulted in no compliance from the property owner(s). - Initiated the Building Rehabilitation Appeals Board Hearing process. - Recommend the Board adopt the findings and orders of the Building Rehabilitation Appeals Board (this action is before the Board).
EQUITY INDEX OR LENS WAS UTILIZED	☐ Yes ☒ No If Yes, please explain how:
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No If Yes, please state which one(s) and explain how: This Board agenda item supports Board Priority No. 7, Sustainability, by abating public nuisances and working towards the vision of making the County healthier, more livable, economically stronger, more equitable, and more resilient.
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Luis Ramirez, Deputy Director, (626) 458-4004, Cell (626) 434-5219, luramire@dpw.lacounty.gov .



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 4, 2025

IN REPLY PLEASE
REFER TO FILE:

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**MUNICIPAL SERVICES CORE SERVICE AREA
ADOPT THE FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD IN THE
UNINCORPORATED AREAS AGUA DULCE, LANCASTER, MONROVIA,
PALMDALE, AND QUARTZ HILL
(SUPERVISORIAL DISTRICT 5)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthy conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT THE BOARD:

1. Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for the abatement of public nuisances at the following locations:
 - 12934 Sierra Highway, Agua Dulce, California 91390
 - 41113 171st Street East, Lancaster, California 93535
 - 2502 South Myrtle Avenue, Monrovia, California 91016
 - 15616 East Palmdale Boulevard, Palmdale, California 93591
 - 17543 Highacres Avenue, Palmdale, California 93591
 - 38905 Juniper Tree Road, Palmdale, California 93551
 - 43361 50th Street West, Quartz Hill, California 93536

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for the abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthy conditions, which constitute a public nuisance. This action will improve the quality of life for the surrounding neighborhoods and the overall County community.

Implementation of Strategic Plan Goals

The recommendation supports the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal C, Public Safety, Strategy i, Prevention, Protection & Safety, as it provides services to the public that have a wide-reaching positive effect on the entire community by abating conditions that constitute a public nuisance. The recommendation also supports North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy iv, Environmental Justice, as it allows the County, when necessary, to take actions to demolish unsafe structures and clean up unsightly properties that pose health and safety threats to the community.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the County Registrar-Recorder/County Clerk's office.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The County will abate public nuisances through Public Works personnel and/or on-call contract services or Departmental Service Orders with the Internal Services Department and Department of Agricultural Commissioner/Weights and Measures.

The Los Angeles County Code, Building Code, provides for the abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board conducted the required hearing for the properties listed below on August 13, 2025. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties a public nuisance. The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 12934 Sierra Highway, Agua Dulce, California 91390

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, all abandoned, wrecked, dismantled, or inoperable vehicles, trailers, campers, or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded appliances, neglected equipment and/or machinery, miscellaneous personal property, and all overgrown vegetation; and the property be maintained clear thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.
3. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
4. The premises contain abandoned or broken equipment and neglected machinery constituting an unsightly appearance.

5. Overgrown vegetation and weeds constituting an unsightly appearance.

ADDRESS: 41113 171st Street East, Lancaster, California 93535

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, the property must be cleared of all trash, junk, debris, discarded household furniture, and miscellaneous personal property; and the property be maintained clear thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
3. The premises contain abandoned or broken equipment and furniture, junk, debris, tires, boxes, cans, neglected machinery, refrigerators, and freezers constituting an unsightly appearance or attractive nuisance dangerous to children and to public safety.

ADDRESS: 2502 South Myrtle Avenue, Monrovia, California 91016

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, all wrecked, dismantled, or inoperable vehicles, campers, or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property; and the property be maintained clear thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Inoperable camper stored for unreasonable periods of time in yard areas contiguous to streets or highways.

3. Inoperable vehicle stored for unreasonable periods of time on the premises.
4. Garbage cans stored in front or side yards and visible from public streets.
5. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.
6. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
7. The premises contain broken equipment and furniture, junk, debris, tires, boxes, cans, and refrigerators constituting an unsightly appearance or attractive nuisance dangerous to children and to public safety.

ADDRESS: 15616 East Palmdale Boulevard, Palmdale, California 93591

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, all wrecked, dismantled, or inoperable vehicles or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture, miscellaneous personal property, and all overgrown vegetation; and the property be maintained clear thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Inoperable or abandoned trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
3. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.
4. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.

5. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
6. The premises contain abandoned or broken equipment and furniture, junk, debris, tires, boxes, cans, neglected machinery, refrigerators, and freezers constituting an unsightly appearance or attractive nuisance dangerous to children and to public safety.
7. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance or danger to public safety and welfare.

ADDRESS: 17543 Highacres Avenue, Palmdale, California 93591

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, the structure(s) be repaired to code, rebuilt to code, or demolished; and the property be maintained clear thereafter and structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, and debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is fire damaged, dilapidated, apparently abandoned, and is a health, fire, and safety hazard to the adjacent community. The building or structure must be maintained secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.
3. Portions of the exterior wall(s) and wall coverings are fire damaged.
4. Doors and windows are broken and lacking constituting hazardous conditions and inviting trespassers.
5. The roof covering appears deteriorated and fire damaged.
6. The roof sags and supports are inadequate due to fire damage.

7. Portions of the ceiling joists and covering are fire damaged.
8. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

ADDRESS: 38905 Juniper Tree Road, Palmdale, California 93551

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, the property must be cleared of all trash, junk, debris, discarded household furniture, and miscellaneous personal property; and the property be maintained clear thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
3. The premises contain abandoned or broken equipment and furniture, junk, debris, tires, boxes, cans, neglected machinery, refrigerators, and freezers constituting an unsightly appearance or attractive nuisance dangerous to children and to public safety.

ADDRESS: 43361 50th Street West, Quartz Hill, California 93536

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, all abandoned, wrecked, dismantled, or inoperable vehicles, or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture, and miscellaneous personal property; the structure(s) be repaired to code, rebuilt to code, or demolished; and the property be maintained clear thereafter and the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, and debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is fire damaged, dilapidated, apparently abandoned, open and accessible to juveniles and transients, and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.
3. Doors and windows are broken and lacking constituting hazardous conditions and inviting trespassers.
4. Portions of the interior walls and wall coverings is/are damaged.
5. Portions of the ceiling joists and covering are damaged and inadequate to support the ceiling and roof loads.
6. The electrical service and electrical wiring is noncomplying, damaged, and hazardous due to exposed conductors.
7. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.
8. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
9. Dead trees constituting an unsightly appearance or danger to public safety and welfare.

ENVIRONMENTAL DOCUMENTATION

Find that the action set forth in this Board letter is not a project pursuant to the California Environmental Quality Act.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects as a result of adopting the findings and orders of the Building Rehabilitation Appeals Board.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties that interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this Board letter to Public Works, Building and Safety Division.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:HH:ms

cc: Chief Executive Office (Christine Frias)
County Counsel
Executive Office, Board of Supervisors

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025		
BOARD MEETING DATE	11/4/2025		
SUPERVISORIAL DISTRICT AFFECTED	☐ All ☒ 1 st ☐ 2 nd ☐ 3 rd ☐ 4 th ☐ 5 th		
DEPARTMENT(S)	Public Works		
SUBJECT	Adopt the Findings and Orders of the Building Rehabilitation Appeals Board		
PROGRAM	N/A		
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☒ Yes ☐ No		
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why:		
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☐ Yes ☒ No – Not Applicable If unsure whether a matter is subject to the Levine Act, email your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board Letter.		
DEADLINES/ TIME CONSTRAINTS	N/A		
COST & FUNDING	Total cost: \$0	Funding source: N/A	
	TERMS (if applicable): N/A		
	Explanation: There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the County Registrar-Recorder/County Clerk's office.		
PURPOSE OF REQUEST	The purpose of the recommended action is to provide for the abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances. Public Works is seeking Board approval to adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for the abatement of public nuisances, including trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and overgrown vegetation, at the following locations: 16624 East Laxford Road, Azusa (1) 2767 Batson Avenue, Rowland Heights (1) 5321 Bartlett Avenue, San Gabriel (1)		

BACKGROUND (include internal/external issues that may exist including any related motions)	Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board. Administrative actions taken to date to voluntarily correct the public nuisances: • Initiated Informal Notice process but resulted in no compliance from the property owner(s). • Initiated Formal Letter process but resulted in no compliance from the property owner(s). • Initiated the Building Rehabilitation Appeals Board Hearing process. • Recommend the Board adopt the findings and orders of the Building Rehabilitation Appeals Board (this action is before the Board).
EQUITY INDEX OR LENS WAS UTILIZED	☐ Yes ☒ No If Yes, please explain how:
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No If Yes, please state which one(s) and explain how: This Board agenda item supports Board Priority No. 7, Sustainability, by abating public nuisances and working towards the vision of making the County healthier, more livable, economically stronger, more equitable, and more resilient.
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Luis Ramirez. Deputy Director, (626) 458-4004, Cell (626) 434-5219, luramire@dpw.lacounty.gov .



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 4, 2025

IN REPLY PLEASE
REFER TO FILE:

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**MUNICIPAL SERVICES CORE SERVICE AREA
ADOPT THE FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD IN THE
UNINCORPORATED AREAS OF AZUSA, ROWLAND HEIGHTS, AND
SAN GABRIEL
(SUPERVISORIAL DISTRICT 1)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthy conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT THE BOARD:

1. Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for the abatement of public nuisances at the following locations:
 - 16624 East Laxford Road, Azusa, California 91702
 - 2767 Batson Avenue, Rowland Heights, California 91748
 - 5321 Bartlett Avenue, San Gabriel, California 91776

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for the abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthy conditions, which constitute a public nuisance. This action will improve the quality of life for the surrounding neighborhoods and the overall County community.

Implementation of Strategic Plan Goals

The recommendation supports the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal C, Public Safety, Strategy i, Prevention, Protection & Safety, as it provides services to the public that have a wide-reaching positive effect on the entire community by abating conditions that constitute a public nuisance. The recommendation also supports North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy iv, Environmental Justice, as it allows the County, when necessary, to take actions to demolish unsafe structures and clean up unsightly properties that pose health and safety threats to the community.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the County Registrar-Recorder/County Clerk's office.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The County will abate public nuisances through Public Works personnel and/or on-call contract services or Departmental Service Orders with the Internal Services Department and Department of Agricultural Commissioner/Weights and Measures.

The Los Angeles County Code, Building Code, provides for the abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s)

by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board conducted the required hearing for the properties listed below on August 13, 2025. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties a public nuisance. The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 16624 East Laxford Road, Azusa, California 91702

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, all wrecked, dismantled, or inoperable vehicles, trailers, or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property; and the property be maintained clear thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Inoperable or abandoned trailers and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
3. Inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.
4. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.
5. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

ADDRESS: 2767 Batson Avenue, Rowland Heights, California 91748

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, all wrecked, dismantled, or inoperable vehicles or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation; and the property be maintained clear thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

ADDRESS: 5321 Bartlett Avenue, San Gabriel, California 91776

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, all wrecked, dismantled, or inoperable vehicles or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property; and the property be maintained clear thereafter.

List of Defects

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2. Inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.
3. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

ENVIRONMENTAL DOCUMENTATION

Find that the action set forth in this Board letter is not a project pursuant to the California Environmental Quality Act.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects as a result of adopting the findings and orders of the Building Rehabilitation Appeals Board.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties that interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this Board letter to Public Works, Building and Safety Division.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:HH:cm

cc: Chief Executive Office (Christine Frias)
County Counsel
Executive Office, Board of Supervisors

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025		
BOARD MEETING DATE	11/4/2025		
SUPERVISORIAL DISTRICT AFFECTED	☐ All ☐ 1 st ☒ 2 nd ☐ 3 rd ☐ 4 th ☐ 5 th		
DEPARTMENT(S)	Public Works		
SUBJECT	Adopt the Findings and Orders of the Building Rehabilitation Appeals Board		
PROGRAM	N/A		
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☒ Yes ☐ No		
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why:		
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☐ Yes ☒ No – Not Applicable If unsure whether a matter is subject to the Levine Act, email your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board Letter.		
DEADLINES/ TIME CONSTRAINTS	N/A		
COST & FUNDING	Total cost: \$0	Funding source: N/A	
	TERMS (if applicable): N/A		
	Explanation: There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the County Registrar-Recorder/County Clerk's office.		
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BACKGROUND (include internal/external issues that may exist including any related motions)	Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board. Administrative actions taken to date to voluntarily correct the public nuisances: • Initiated Informal Notice process but resulted in no compliance from the property owner(s). • Initiated Formal Letter process but resulted in no compliance from the property owner(s). • Initiated the Building Rehabilitation Appeals Board Hearing process. • Recommend the Board adopt the findings and orders of the Building Rehabilitation Appeals Board (this action is before the Board).
EQUITY INDEX OR LENS WAS UTILIZED	☐ Yes ☒ No If Yes, please explain how:
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No If Yes, please state which one(s) and explain how: This Board agenda item supports Board Priority No. 7, Sustainability, by abating public nuisances and working towards the vision of making the County healthier, more livable, economically stronger, more equitable, and more resilient.
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Luis Ramirez, Deputy Director, (626) 458-4004, Cell (626) 434-5219, luramire@dpw.lacounty.gov .



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

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November 4, 2025

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REFER TO FILE:

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**MUNICIPAL SERVICES CORE SERVICE AREA
ADOPT THE FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD IN THE
UNINCORPORATED AREAS OF COMPTON AND LOS ANGELES
(SUPERVISORIAL DISTRICT 2)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthy conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT THE BOARD:

1. Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for the abatement of public nuisances at the following locations:
 - 14625 South White Avenue, Compton, California 90221
 - 1249 East 80th Street, Los Angeles, California 90001
 - 8636 Grape Street, Los Angeles, California 90002
 - 11208 Mona Boulevard, Los Angeles, California 90059

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for the abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthy conditions, which constitute a public nuisance. This action will improve the quality of life for the surrounding neighborhoods and the overall County community.

Implementation of Strategic Plan Goals

The recommendation supports the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal C, Public Safety, Strategy i, Prevention, Protection & Safety, as it provides services to the public that have a wide-reaching positive effect on the entire community by abating conditions that constitute a public nuisance. The recommendation also supports North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy iv, Environmental Justice, as it allows the County, when necessary, to take actions to demolish unsafe structures and clean up unsightly properties that pose health and safety threats to the community.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the County Registrar-Recorder/County Clerk's office.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The County will abate public nuisances through Public Works personnel and/or on-call contract services or Departmental Service Orders with the Internal Services Department and Department of Agricultural Commissioner/Weights and Measures.

The Los Angeles County Code, Building Code, provides for the abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s)

by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board conducted the required hearing for the properties listed below on August 13, 2025. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties a public nuisance. The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 14625 South White Avenue, Compton, California 90221

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, the property must be cleared of all trash, junk, debris, discarded household furniture and equipment, and miscellaneous personal property; the structure(s) be repaired to code, rebuilt to code, or demolished; and the property be maintained clear thereafter and the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, and debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The single-family dwelling and detached garage are fire damaged, dilapidated, apparently abandoned, and damaged by vandals.
3. The single-family dwelling and detached garage were open, apparently abandoned, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until the buildings were barricaded, as requested by the Sheriff's Department.
4. Portions of the north, south, east, and west exterior walls and wall coverings of the single-family dwelling and detached garage are deteriorating and/or damaged.

5. The roof coverings of the single-family dwelling and detached garage appear deteriorated and/or damaged.
6. The single-family dwelling and detached garage roofs sag and supports are inadequate.
7. Portions of the interior walls and/or wall coverings of the single-family dwelling and detached garage are damaged.
8. Portions of the ceiling joists and coverings of the single-family dwelling and detached garage are damaged and inadequate to support the ceiling and roof loads.
9. Detached garage firewall is damaged and/or inadequate.
10. Portions of the interior of the building were not readily accessible for inspection. Therefore, additional defects may be found when an interior inspection is made.
11. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.
12. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

ADDRESS: 1249 East 80th Street, Los Angeles, California 90001

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; the structure(s) be rebuilt to code or demolished; and the property be maintained clear thereafter and the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, and debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. The building is fire damaged, dilapidated, apparently abandoned, and damaged by vandals.
3. The building was apparently abandoned, vandalized, open, accessible to children, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.
4. Portions of the north, south, east, and west exterior walls and wall coverings are deteriorating and/or damaged.
5. The roof covering appears deteriorated and/or damaged.
6. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

ADDRESS: 8636 Grape Street, Los Angeles, California 90002

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, all wrecked, dismantled, or inoperable vehicles or parts thereof be removed; the property must be cleared of all trash, junk, debris, miscellaneous personal property, and all overgrown vegetation; and the property be maintained clear thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.
3. Garbage cans stored in front or side yards and visible from public streets.
4. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
5. Overgrown vegetation and weeds constituting an unsightly appearance or danger to public safety and welfare.

ADDRESS: 11208 Mona Boulevard, Los Angeles, California 90059

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, all abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded equipment and furniture, miscellaneous personal property, and all overgrown vegetation; the structure be rebuilt to code or demolished; and the property be maintained clear thereafter. Demolition includes the removal of all foundations, slabs, walks, driveways, and debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is dilapidated, fire damaged, and apparently abandoned.
3. North, south, east, and west exterior walls and wall coverings are deteriorating and/or damaged.
4. The roof covering is deteriorated and damaged.
5. Interior walls and wall coverings are damaged.
6. Ceiling joists and coverings are damaged and inadequate to support the ceiling and roof loads.
7. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.
8. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.
9. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
10. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance or danger to public safety and welfare.

ENVIRONMENTAL DOCUMENTATION

Find that the action set forth in this Board letter is not a project pursuant to the California Environmental Quality Act.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects as a result of adopting the findings and orders of the Building Rehabilitation Appeals Board.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties that interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this Board letter to Public Works, Building and Safety Division.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:HH:ls

cc: Chief Executive Office (Christine Frias)
County Counsel
Executive Office, Board of Supervisors

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025	
BOARD MEETING DATE	11/4/2025	
SUPERVISORIAL DISTRICT AFFECTED	☒ All ☐ 1 st ☐ 2 nd ☐ 3 rd ☐ 4 th ☐ 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	Adoption of ordinances to update building codes for the enforcement of building standards as required by State law	
PROGRAM	N/A	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☐ Yes ☒ No	
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☐ Yes ☒ No – Not Applicable If unsure whether a matter is subject to the Levine Act, email your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board Letter.	
DEADLINES/ TIME CONSTRAINTS	This Board letter is urgent because the State of California publishes new Building Standards Codes every 3 years, which become effective 180 days after their publication. State law allows the County of Los Angeles to establish more restrictive amendments as necessary because of local climatic, geologic, or topographic conditions. These amendments must be adopted 30 days prior to the effective date. The effective date for the 2025 California Building Standards Code is January 1, 2026. Therefore, in order to comply with the timeline for adoption of the amendments to the new California Building Standards Codes, the initial hearing to introduce the ordinances, waive reading, and set the public hearing is requested for November 4, 2025, and a public hearing is requested for November 25, 2025.	
COST & FUNDING	Total cost: \$0	Funding source: N/A N/A
	TERMS (if applicable): N/A	
	Explanation: There will be minimal impact on expenditures for Public Works to train appropriate personnel. All associated costs, including training costs and the procurement of the new code books, are included in Public Works' General Fund (A01, Services and Supplies) Fiscal Year 2025-26 Budget.	

PURPOSE OF REQUEST	Public Works is seeking Board approval of proposed ordinances amending the Los Angeles County Building Codes consistent with State law, for the ongoing enforcement of: Title 26 - Building Code; Title 27 - Electrical Code; Title 28 - Plumbing Code; Title 29 - Mechanical Code; Title 30 - Residential Code; Title 31 - Green Building Standards Code; and Title 33 - Existing Building Code.
BACKGROUND (include internal/external issues that may exist including any related motions)	Adoption of these amendments is necessary to ensure public safety and improve sustainability for County of Los Angeles residents and the contract cities that elect to adopt the same ordinances by reference. We worked closely with County Counsel and various jurisdictions within the County as well as code development committees in crafting our amendments.
EQUITY INDEX OR LENS WAS UTILIZED	☐ Yes ☒ No If Yes, please explain how:
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No Board Priority No. 7: Sustainability. The amendments proposed in these ordinances support the Board's priority of creating more sustainable and resilient buildings and homes in Los Angeles County. The changes proposed to the California Building Standards Codes in these ordinances include maintaining expansions to low impact development compliance and design standards for more resilient structures that safeguard public health, safety, and general welfare, as well as adopting emergency housing standards for use during declarations of shelter crisis. The changes proposed to the California Building Standards Codes in these ordinances are consistent with Assembly Bill 130, enacted on June 30, 2025, which prohibits most local modifications to the California Building Standards Codes for residential units. The proposed modifications to the California Building Standards Codes in these ordinances are consistent with Assembly Bill 130 because the proposed changes are substantially equivalent to the County's Building Codes that were in effect on September 30, 2025 or relate to home hardening. The Board may also make specific findings for emergency housing standards contained in the proposed Title 30 - Residential Code and Title 26 - Building Code for use during declarations of shelter crisis.
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Luis Ramirez, Deputy Director, (626) 458-4004, Cell (626) 434-5219, luramire@pw.lacounty.gov .



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 4, 2025

IN REPLY PLEASE
REFER TO FILE:

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**MUNICIPAL SERVICES CORE SERVICE AREA
PROPOSED ORDINANCES - 2026 LOS ANGELES COUNTY
BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, RESIDENTIAL,
GREEN BUILDING STANDARDS, AND EXISTING BUILDING CODES
(ALL SUPERVISORIAL DISTRICTS)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval of proposed ordinances to amend the Los Angeles County Code and adopt the California Building Standards Codes, with amendments, as required by State law, for the enforcement of: Title 26 - Building Code; Title 27 - Electrical Code; Title 28 - Plumbing Code; Title 29 - Mechanical Code; Title 30 - Residential Code - Title 31 - Green Building Standards Code; and Title 33 - Existing Building Code.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed ordinances are exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter Board letter and in the record of the project.
2. Introduce, waive reading, and place the ordinances amending the Los Angeles County Codes on the November 25, 2025, public hearing agenda to adopt by reference the 2025 California Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT THE BOARD:

3. Find that the proposed changes and modifications to building standards contained in the Los Angeles County Codes by reference to the 2025 California Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes are reasonably necessary due to local climatic, geological, and/or topographical conditions, as detailed in the seven respective ordinances; find that the proposed changes and modifications are substantially equivalent to changes and modifications that were previously filed with the California Building Standards Commission, which were in effect as of September 30, 2025, or that the changes and modifications relate to home hardening, as detailed in the ordinances, in compliance with the California Health and Safety Code; and find that adoption of the emergency housing appendices in Titles 26 and 30 are 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.
4. Approve the ordinances and establish their effective date as January 1, 2026.
5. Instruct the Director of Public Works or his designee to file the adopted ordinances containing the Board of Supervisors' findings with the California Building Standards Commission, along with other State agencies as required by law.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the proposed ordinances are exempt from the provisions of the California Environmental Quality Act (CEQA) and to adopt the enclosed ordinances, as required by State law, to add, update, and set forth provisions and regulations for the enforcement of the Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes within the unincorporated areas of the County of Los Angeles and the contract cities served by the County that elect to adopt the same ordinances by reference.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, by providing services to the public that have a wide-reaching positive effect on the entire community. The adoption of the County's building codes provides minimum construction and property maintenance standards that promote carbon-neutrality and climate resilience in structures, as well as the health and welfare of the general public throughout the

unincorporated areas of the County. By incorporating the most up-to-date building and safety standards, the County will be able to ensure that its Strategic Goals are fully addressed.

FISCAL IMPACT/FINANCING

There will be minimal impact on expenditures for Public Works to train appropriate personnel. All associated costs, including training costs and the procurement of the new code books, are included in the Public Works General Fund (A01, Services and Supplies) Fiscal Year 2025-26 Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The State recently adopted the 2025 Edition of the California Building Standards Code, which includes the 2025 California Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes.

The California Health and Safety Code requires that the County adopt ordinances that impose the same building standards as contained in the 2025 California Building Standards Code, with the exception that the County may make amendments to these building standards that are more restrictive and are reasonably necessary due to local climatic, geological, and/or topographical conditions. The proposed changes in the ordinances are consistent with Assembly Bill 130, enacted on June 30, 2025, which prohibits most local modifications to the California Building Standards Codes for residential units. The proposed modifications to the California Building Standards Codes in these ordinances are consistent with Assembly Bill 130 because the proposed changes are substantially equivalent to the County's Building Codes that were in effect on September 30, 2025, or relate to home hardening.

The enclosed ordinances incorporate, by reference, the building standards contained in the 2025 California Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes, together with critical and necessary County amendments. In accordance with Sections 17958.5 and 17958.7 of the California Health and Safety Code, the Board must determine and expressly find that these proposed amendments are needed due to local climatic, geological, and/or topographical conditions.

Section 8698.4 of the California Government Code permits local jurisdictions, upon declaration of a shelter crisis, to suspend health and safety standards for homeless shelters, provided those local jurisdictions have adopted reasonable local standards that at a minimum meet the standards provided in the emergency housing appendices of Title 30 - Residential Code (Appendix CJ) and Title 26 - Building Code (Appendix Q). In addition, at the time of the ordinance adoption, the local jurisdiction must determine

that strict compliance with existing State and local standards or laws would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis.

The applicable finding(s) for each proposed amendment to the California Building Standards Code are clearly delineated in a chart, which is set forth in each of the proposed ordinances. The ordinances also contain various administrative changes that do not require special local findings. The last County update to the California Building Standards Code was approved by the Board on November 15, 2022.

In its continued efforts to provide consistency within the Los Angeles Basin and to provide the public with locally applicable and efficient codes, Public Works has, again, joined efforts with a majority of the cities within the County to undergo thorough examination of previous and proposed amendments to the building standards published by the State. Many of the proposed local amendments to the California Building Standards Code are based on the model language generated by the International Code Council Los Angeles Basin Chapter which has the support of many local jurisdictions. These local jurisdiction amendments are structured to be consistent with the 2025 Edition of the California Building Standards Code provisions. The goal of these multijurisdictional groups is to minimize differences in code language and interpretation within the region, thereby assisting the local construction industry by unifying and streamlining the permitting process.

California Health and Safety Code Sections 17958 and 18941.5 require that all amendments, together with the unamended portions of the California Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes, become effective 180 days after the publication of the California Building Standards Code. The State has established the effective date to be January 1, 2026. Accordingly, it is recommended that the Board establish the operative date of the amendments, together with the unamended portions of the California Building Standards Code, to be January 1, 2026. The proposed amendments will then become operative when the Board's findings are filed with the California Building Standards Commission.

In accordance with the requirements of California Government Code Section 50022.3, the Board must schedule a public hearing after the first reading of the title of the adopting ordinances. Notice of the hearing is required to be published pursuant to California Government Code Section 6066. A copy of the California Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes are on file with the Executive Office of the Board and are available for public inspection and also available at the following website link: <https://www.dgs.ca.gov/BSC/Codes>.

A sample notice is submitted herewith.

ENVIRONMENTAL DOCUMENTATION

Adoption of these ordinances is exempt from CEQA in that it can be seen with certainty that there is no possibility that the ordinances may have a significant effect on the environment pursuant to CEQA Guidelines Section 15061(b)(3). Adoption of the proposed ordinances is covered by the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Adoption of the proposed ordinances does not have such potential.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Other departments embarking on construction projects will be required to comply with the provisions of these ordinances if applications for permits to begin construction are submitted on or after the operative date of these ordinances.

Copies of the proposed code changes were circulated to professional associations within the design and construction communities for review and comments. No comments were received by Public Works, and changes to the proposed code changes were not necessary.

CONCLUSION

Upon approval of the enclosed ordinances, please return one adopted copy of this Board letter and one adopted copy of the ordinances to Public Works, Building and Safety Division.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:JM:el

Enclosures

c: Chief Executive Office (Christine Frias)
County Counsel
Executive Office, Board of Supervisors
Fire
Regional Planning

ANALYSIS

This ordinance repeals those provisions of Title 26 – Building Code – of the Los Angeles County Code that had incorporated by reference portions of the 2022 Edition of the California Building Code and replaces them with provisions incorporating by reference portions of the 2025 California Building Code, published by the California Building Standards Commission, with certain changes and modifications.

State law requires that the County's Building Code contain the same requirements as are contained in the building standards published in the most recent edition of the California Building Code. State law allows the County to change or modify these requirements in compliance with section 17958 of the California Health and Safety Code, based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions. These changes and modifications are substantially equivalent to changes or modifications previously filed with the California Building Standards Commission by the County of Los Angeles which were in effect as of September 30, 2025, or relate to home hardening, in compliance with recent changes to section 17958 of the California Health and Safety Code.

This ordinance also makes certain modifications to the administrative provisions of Title 26.

DAWYN R. HARRISON
County Counsel

By
MARGARET AMBROSE
Senior Deputy County Counsel
Public Works Division

MA/CBS:bc

Requested: 08/20/22
Revised:

ORDINANCE NO. _____

An ordinance amending Title 26 – Building Code – of the Los Angeles County Code, to adopt and incorporate by reference the 2025 California Building Code, with certain changes and modifications, and to make other revisions thereto.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Sections 119.1.2 through 119.1.14 of Chapter 1, Chapters 2 through 35, and Appendices C, H, I, J, and P, of the Los Angeles County Code, which incorporate by reference and modify portions of the 2022 California Building Code, are hereby repealed notwithstanding the Governor of the State of California’s Executive Order N-29-25.

SECTION 2. Section 100 is hereby amended to read as follows:

100 ADOPTION AND INCORPORATION BY REFERENCE

Except as hereinafter changed or modified, Sections 1.2 through 1.14 of Chapter 1 of Division I of that certain building code known and designated as the ~~2022~~2025 California Building Code, as published by the California Building Standards Commission, are adopted and incorporated by reference into this Title 26 of the Los Angeles County Code as if fully set forth below, and shall be known as Sections 119.1.2 through 119.1.14, respectively, of Chapter 1 of Title 26 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 35, and Appendices C, H, I, J, ~~and P~~, and Q of that certain building code known and designated as the ~~2022~~2025 California Building Code, as published by the California Building

Standards Commission, are adopted and incorporated by reference into this Title 26 of the Los Angeles County Code as if fully set forth below, and shall be known as Chapters 2 through 35, and Appendices C, H, I, J, ~~and P~~, and Q of Title 26 of the Los Angeles County Code.

A copy of said California Building Code, hereinafter referred to as the CBC, including the above-designated appendices, shall be at all times maintained by the Building Official for use and examination by the public.

. . .

SECTION 3. Section 103 is hereby amended to read as follows:

SECTION 103 VIOLATIONS AND PENALTIES

103.1 Compliance with Code.

It shall be unlawful for a person to erect, construct, enlarge, alter, extend, repair, move, improve, remove, connect, convert, demolish, equip, or perform any other work on any building or structure or portion thereof, or perform any grading within a property subject to this Code as defined in Section 101.3, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

SECTION 4. Section 104 is hereby amended to read as follows:

SECTION 104 ORGANIZATION AND ENFORCEMENT

. . .

104.2.1 General.

The Building Official is hereby authorized and directed to enforce all the provisions of this Code, including the Electrical Code, the Plumbing Code, the Mechanical Code, the Residential Code, the Existing Building Code, ~~and the Green Building Standards Code,~~ and any other codes as indicated in this Code and to make all inspections pursuant to the provisions of each such Code. For such purposes, the Building Official shall have the powers of a law enforcement officer.

...

104.2.8 Alternate Materials, Designs and Methods of Construction.

...

104.2.8.1 Reports.

Supporting data, where necessary to assist in the approval of any material, appliance, installation, device, arrangement, design, or method of construction not specifically provided for in this Code, shall comply with Sections 104.2.8.1.1 and 104.2.8.1.2.

104.2.8.1.1 Evaluation reports.

Evaluation reports shall be issued by an approved agency as defined in Chapter 2 and use of the evaluation report shall require approval by the Building Official for the installation. The alternate material, appliance, installation, device, arrangement, design or method of construction shall be within the scope of the Building Official's recognition of the approved agency's expertise. Criteria used for the evaluation shall be identified within

the report and, where required, provided to the Building Official.

104.2.8.1.2 Other reports.

Reports not complying with Section 104.2.8.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the Building Official. The Building Official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.8.2 Peer review.

In addition to the evaluation report, the Building Official is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, appliance, installation, device, arrangement, design or method of construction, prepared by a qualified peer reviewer that is approved by the Building Official.

SECTION 5. Section 106 is hereby amended to read as follows:

SECTION 106 PERMITS

. . .

106.3 Work Exempted.

. . .

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 this Code, other laws, ordinances, or regulations or required approvals from other County Departments and State and Federal agencies._

Structures shall still be regulated by Chapter 5 of the California Wildland Urban Interface Code, despite exemption from permits.

...

106.5.7 Combined swimming pool permit.

A combined swimming pool permit, which includes all building, electrical, plumbing, heating, and excavation work, may be issued for ~~a new~~ the construction, addition, alteration, or repair work of a swimming pool, spa or hot tub, ~~which will include all building, electrical, plumbing, heating, and excavation work.~~ The combined swimming pool permit shall be subject to the requirements of this Code, the Residential Code, the Existing Building Code, the Green Building Standards Code, the Electrical Code, the Plumbing Code and the Mechanical Code, except that the fee for the combined swimming pool permit shall be as provided in Section 107.1 of this Code.

SECTION 6. Section 107 is hereby amended to read as follows:

SECTION 107 FEES

...

107.14 Noncompliance Fee.

...

107.14.1.

In accordance with Health and Safety Code 17973, where noncompliance occurs in a project related to exterior elevated elements, the Building Official may assess a civil penalty of not less than \$100 nor more than \$500 per day until the repairs are completed, unless an extension of time is granted by the Building Official

SECTION 7. Section 108 is hereby amended to read as follows:

SECTION 108 INSPECTIONS

. . .

108.4 Required Inspections.

. . .

108.4.8 Types IV-A, IV-B and IV-C connection protection inspection.

In buildings of Types IV-A, IV-B and IV-C construction, where connection fire-resistance ratings are provided by wood cover calculated to meet the requirements of Section 2304.10.1, the Building Official shall inspect the wood cover after the cover is installed, but before any other coverings or finishes are installed.

108.4.9 Weather-exposed balcony and walking surface waterproofing.

Where balconies or other elevated walking surfaces have weather-exposed surfaces, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved by the Building Official.

Exception: Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

108.4.810 Final inspection.

. . .

108.9 Approval required.

Work shall not be done beyond the point indicated in each successive inspection

without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory and approved, or notify the permit holder or the permit holder's agent wherein the same fails to comply with this Code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

108.910 Reinspections.

. . .

SECTION 8. Section 109 is hereby amended to read as follows:

SECTION 109 USE AND OCCUPANCY

109.3 Certificate Issued.

. . .

7. The edition of this Code under which the permit was issued.

8. The type of construction as defined in Chapter 6.

9. The design occupant load.

10. Where an automatic sprinkler system is provided, whether the sprinkler system is required.

11. Any special stipulations and conditions of the building permit.

SECTION 9. Section 113 is hereby amended to read as follows:

SECTION 113 EARTHQUAKE FAULTS

113.5 Construction Limitations.

. . .

~~The Building Official may waive the requirements for an active earthquake fault investigation for additions to existing one or two family dwelling units when all of the following conditions are met:~~

~~1. There is no increase in the number of bedrooms or bedroom equivalent rooms in the dwelling unit;~~

~~2. The addition does not increase the permitted gross floor area of the structure by more than 20 percent as it existed on January 1, 2017, or 400 square feet, whichever is less;~~

~~3. The Building Official has determined that the addition is not located over or upon the trace of a known active earthquake fault as shown on the aforementioned maps; and~~

~~4. The owner shall record in the office of the Department of Registrar-Recorder a statement acknowledging that the owner is aware that the records of the Building Official indicate that the property is potentially subject to a hazard from a known active earthquake fault. The owner shall also record in the office of the Department of Registrar-Recorder an agreement relieving the County and all officers and employees thereof of any liability for any damage or loss which may result from the issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that the Building Official has determined that a hazard from a known active earthquake fault no longer exists.~~

~~...~~

113.5.1 Additions to One- or Two-Family Dwellings

The Building Official may waive the requirements for an active earthquake fault investigation for additions to existing one- or two-family dwelling units when all of the following conditions are met:

1. There is no increase in the number of bedrooms or bedroom equivalent rooms in the dwelling unit;

2. The addition does not increase the permitted gross floor area of the structure by more than 20 percent as it existed on January 1, 2017, or 400 square feet, whichever is less;

3. The Building Official has determined that the addition is not located over or upon the trace of a known active earthquake fault as shown on the aforementioned maps; and

4. The owner shall record in the office of the Department of Registrar-Recorder a statement acknowledging that the owner is aware that the records of the Building Official indicate that the property is potentially subject to a hazard from a known active earthquake fault. The owner shall also record in the office of the Department of Registrar-Recorder an agreement relieving the County and all officers and employees thereof of any liability for any damage or loss which may result from the issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the office of the Department of Registrar-Recorder a statement that the Building Official has determined that a hazard from a known active earthquake fault no longer exists.

113.5.2 Repair of single-family dwellings, their accessory dwelling units, or accessory structures destroyed by the 2025 Eaton and Palisades wildfires.

The Building Official may waive the requirements for an active earthquake fault investigation for the repair of a single-family dwelling, its accessory dwelling units, or accessory structures that were damaged or destroyed by the 2025 Eaton or Palisades wildfires and when all of the following conditions are met:

1. The structure is a wood-frame or steel-frame structure not exceeding two stories and a basement.
2. The structure is not part of a development of four or more dwellings.
3. The permit applicant is the owner of the property at the time of the loss, the owner's immediate heir(s), or their authorized representative.
4. The application for a permit is filed no later than January 31, 2035.
5. The repaired structure does not exceed the area of the previously existing, permitted structure, plus 10%.
6. The owner shall record in the office of the Department of Registrar-Recorder a statement acknowledging that the owner is aware that the records of the Building Official indicate that the property is potentially subject to a hazard from a known active earthquake fault. The owner shall also record in the office of the Department of Registrar-Recorder an agreement relieving the County and all officers and employees thereof of any liability for any damage or loss which may result from the issuance of such a permit. This agreement shall provide that it is binding on all successors in interest of the owner and shall continue in effect until the Building Official records in the

office of the Department of Registrar-Recorder a statement that the Building Official has determined that a hazard from a known active earthquake fault no longer exists.

7. In this section, repair shall be defined as the reconstruction, replacement, or renewal of any part or the whole of an existing building for the purpose of either maintenance related to the fire or to correct damage caused by the fire.

113.5.2.1. In addition to the work allowed under 113.5.2, the Building Official permit the construction of a new accessory dwelling unit on a property where a single-family dwelling was destroyed by the 2025 Eaton or Palisades wildfires as part of a project permitted under 113.5.2.

113.5.2.2. The provisions of this Section may also apply to other disasters as designated by the Los Angeles County Board of Supervisors through a declared state of emergency, motion or resolution.

SECTION 10. Section 114 is hereby added to read as follows:

SECTION 114 SERVICE UTILITIES

114.1 Connection of service utilities.

A person shall not make connections from a utility, a source of energy, fuel, or power, or a water system or sewer system to any building or system that is regulated by this Code for which a permit is required, until approved by the Building Official.

114.2 Temporary connection.

The Building Official shall have the authority to allow the temporary connection of a building or system to a utility, a source of energy, fuel, or power, or a water or sewer

system for the purpose of testing systems or for use under a temporary approval. The Building Official shall approve the duration of the temporary timeframe.

114.3 Authority to disconnect service utilities.

The Building Official shall have the authority to disconnect utility services to a building, structure or system regulated by this Code in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 114.1 or 114.2. The Building Official shall notify the serving utility, and wherever possible the owner or the owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

Sections 114~~5~~ through 118 are hereby reserved.

SECTION 11. Section 119 is hereby amended to read as follows:

SECTION 119 APPLICATION OF STATE AGENCIES

...

**TABLE 1-A
BUILDING PERMIT FEES*1,2,3**

TOTAL VALUATION	FEE
\$0 to and including \$700	\$63.21
More than \$700 to and including \$25,000 plus for each additional \$1,000 or fraction thereof in excess of \$1,000	\$94.87 \$24.44
\$25,001 to and including \$50,000 plus for each additional \$1,000 or fraction thereof in excess of \$25,000	\$682.83 \$18.77

\$50,001 to and including \$100,000 plus for each additional \$1,000 or fraction thereof in excess of \$50,000	\$1,159.71 \$14.22
\$100,000 or more plus for each additional \$1,000 or fraction thereof	\$1,867.20 \$9.66

* For additional permit issuance fee, see Section 107.1.

1. The building permit fee specified in the table above shall be increased by a surcharge of 0.013 percent of the total valuation of a Group R Occupancy or by 0.028 percent of the total valuation of all other occupancies or \$0.50, whichever amount is higher, pursuant to Section 2705, Chapter 8, Division 2 of the Public Resources Code of the State of California (State Strong-Motion Instrumentation Program). This surcharge shall not be included in the building permit fee for the purpose of determining the plan check fee.

2. The permit fee specified in the table above shall be increased by 10 percent for all construction work required to comply with the rules and regulations adopted by the ~~Energy Resources Conservation and Development Commission of the State of California~~ California Energy Commission. This increase in fee shall be included in the building permit fee for the purpose of determining the plan checking fee.

3. The permit fee specified in the table above shall be increased by 5 percent for all construction work required to comply with Title 24, California Code of Regulations, Section 101, et seq., the State's disabled access and adaptability requirements. The increase in fee shall be included in the building permit fee for the purpose of determining the plan check fee.

SECTION 12. Section 701A is hereby added to read as follows:

R701A **MODIFICATIONS TO THE CALIFORNIA WILDLAND-**

URBAN INTERFACE CODE

Chapter 5 of the California Wildland-Urban Interface Code, first created on January 1, 2026, shall be modified as indicated in Sections 701A.1 through 701A.7 and shall apply to all buildings and structures as provided in this section.

701A.1

California Wildland-Urban Interface Code, Section

501.1.

Modify the California Wildland-Urban Interface Code Section 501.1 to read as follows:

501.1

Scope and Application.

New bBuildings and structures in a wildland-urban interface area shall be constructed in accordance with the California Building Code and this Code. Additions, alterations, or repairs made to existing buildings erected, constructed, or moved within a Fire Hazard Severity Zone or Wildland-Urban Interface area shall be constructed in accordance with the Building Code and this Code. New buildings for which an application for a building permit is submitted on or after July 1, 2008, and any additions, alterations, or repairs made to existing buildings for which an application for a building permit is submitted on or after January 1, 2026, located in any Fire Hazard Severity Zone or Wildland-Urban Interface area shall comply with all sections of the Building Code and this Code.

Exceptions:

1. Group U accessory structures not exceeding 120 square feet (11m²) in floor area where located not less than 50 feet (15 240 mm) from applicable buildings.
2. Group U agricultural buildings not less than 50 feet (15 240 mm) from applicable buildings.

501.1.1

Alternates for materials, design, tests, and methods of construction.

The Building Official is permitted to modify the provisions of this Chapter for site-specific conditions in accordance with Chapter 1, Section 104.2.2.

701A.2 **California Wildland-Urban Interface Code, Section 503.1**

Modify the California Wildland-Urban Interface Code Section 503.1 to read as follows:

503.1 **General.**

Buildings and structures hereafter constructed, modified or relocated into or within wildland-urban interface areas shall meet the construction requirements in accordance with Chapter 5. Materials required to be ignition-resistant building materials shall comply with the requirements of Section 503.2.

Exceptions:

1. New accessory buildings and miscellaneous structures complying with Section 504.11.
2. ~~Reserved. Additions to and remodels of buildings originally constructed prior to July 1, 2008.~~
3. Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.

701A.3 **California Wildland-Urban Interface Code, Section 503.2.3**

Modify the California Wildland-Urban Interface Code Section 503.2.3 to read as follows:

503.2.3 **Reserved. Fire-retardant-treated wood roof coverings.**

~~Roof assemblies containing fire-retardant-treated wood shingles and shakes shall comply with the requirements of Section 1505.6 of the California Building Code and shall be classified as Class A roof assemblies as required in Section 1505.2 of the California Building Code.~~

701A.4 **California Wildland-Urban Interface Code, Section**

503.3.1

Modify the California Wildland-Urban Interface Code Section 503.3.1 to read as follows:

503.3.1 **Qualification by testing.**

Material and material assemblies tested in accordance with the requirements of Section 503 shall be accepted for use when the results and conditions of those tests are met. Product evaluation testing of material and material assemblies shall be approved or listed by the State Fire Marshal, the Building Official, or identified in a current report issued by an approved agency.

701A.5 **California Wildland-Urban Interface Code, Section**

503.3.4

Modify the California Wildland-Urban Interface Code Section 503.3.4 to read as follows:

503.3.4 **Reserved. ~~Fire-retardant-treated wood shingles and shakes.~~**

~~Fire-retardant-treated wood shingles and shakes shall be approved and listed by the State Fire Marshal in accordance with Section 208(c), Title 19 California Code of~~

~~Regulations.~~

701A.6 **California Wildland-Urban Interface Code, Section**
504.2.1

Modify the California Wildland-Urban Interface Code Section 504.2.1 to read as follows:

504.2.1 Roof covering voids.

Where there is a void under the roof covering it shall comply with Section 504.2.1.1 or 504.2.1.2. Roof coverings shall be Class A as specified in the Building Code. Wood shingles and wood shakes are prohibited in any Fire Hazard Severity Zone regardless of classification.

701A.7 **California Wildland-Urban Interface Code, Section**
504.5.2

Modify the California Wildland-Urban Interface Code Section 504.5.2 to read as follows:

504.5.2 Exterior wall coverings.

Exterior wall coverings shall comply with one or more of the following requirements:

1. Noncombustible material.
2. Ignition-resistant building material labeled for exterior use.
3. Fire-retardant treated wood labeled for exterior use and complying with the requirements of Section 2303.2 of the ~~California~~ Building Code.
4. Reserved. ~~Fire-retardant treated wood shingles and shakes which have been-~~

~~qualified in accordance with Section 1505.6 of the California Building Code for use as “Class B” roof covering shall be an acceptable alternative wall covering material where installed over solid sheathing.~~

Exception:

Exterior wall coverings which are a component of an approved wall assembly complying with Section 504.5.

SECTION 13. Section 1031.2.1 is hereby amended to read as follows:

1031.2.1 Operational constraints and opening control devices.

...

Where security bars (burglar bars) are installed on emergency egress and rescue windows or doors, ~~on or after July 1, 2000~~, such devices shall comply with California Building Standards Code, Part 12, Chapter 12-3 and other applicable provisions of Part 2.

...

SECTION 14. Table 1507.3.7 is hereby amended to read as follows:

TABLE 1507.3.7
CLAY AND CONCRETE TILE ATTACHMENT ^{a, b, c}

GENERAL – CLAY OR CONCRETE ROOF TILE			
Maximum Allowable Stress Design Wind Speed, V_{asd}^f (mph)	Mean roof height (feet)	Roof slope <3:12	Roof slope 3:12 and over
85	0 - 60	<u>Minimum slope: 2.5:12</u>	Two fasteners per tile. ~~Only one fastener on slopes of 7:12 and less for tiles with installed weight exceeding 7.5 lbs/sq. ft. having a width no greater than 16 inches.~~
100	0 - 40	One fastener per tile. Flat tile without vertical laps. ~~Two fasteners per tile.~~	
...	...	...	

INTERLOCKING CLAY OR CONCRETE ROOF TILE WITH PROJECTING ANCHOR LUGS^{d, e} (Installations on spaced/solid sheathing with battens or spaced sheathing)				
Maximum Allowable Stress Design Wind Speed, V_{asd}^f (mph)	Mean roof height (feet)	Roof slope <5:12	Roof slope 5:12<12:12	Roof slope 12:12 and over
85	0 - 60	Fasteners are not required. Tiles with installed weight less than 9 lbs./sq. ft. require not fewer than <u>4:12</u> . One fastener per tile.	One fastener per tile ~~every other row~~ . Perimeter tiles require one fastener. Tiles with installed weight less than 9 lbs./sq. ft. require not fewer than one fastener per tile.	One fastener required for every tile. Tiles with installed weight less than 9 lbs./sq. ft. require not fewer than one fastener per tile.
100	0 - 40			
...	...	...		
INTERLOCKING CLAY OR CONCRETE ROOF TILE WITH PROJECTING ANCHOR LUGS (Installations on solid sheathing without battens)				
Maximum Allowable Stress Design Wind Speed, V_{asd}^f (mph)	Mean roof height (feet)	<u>All ~~Minimum~~ roof slopes 4 units vertical in 12 units horizontal</u> <u>Maximum slope 7 units vertical in 12 units horizontal</u>		
...	...	...		

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 pound per square foot = 4.882 kg/m².

^a Minimum fastener size. Hot dipped galvanized ring shank or other ~~Corrosion-resistant~~ nails not less than No. 11 gage with ⁵/₁₆-inch head. Fasteners shall be long enough to penetrate into the sheathing ³/₄ inch or through the thickness of the sheathing, whichever is less. Attaching wire for clay and concrete tile shall not be smaller than 0.083 inch and shall be copper, brass, or stainless steel.

...

SECTION 15. Section 1613.8 is hereby added to read as follows:

1613.8 Modifications to ASCE 7.

The text of ASCE 7 shall be modified as indicated in Sections 1613.8.1 through 1613.5.3.

1613.8.1 ASCE 7, 12.2.3.1, Exception 3.

Modify ASCE 7, Section 12.2.3.1, Exception 3, to read as follows:

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

frame construction.

1613.8.2 ASCE 7, Section 12.11.2.2.3.

Modify ASCE 7, Section 12.11.2.2.3, to read as follows:

12.11.2.2.3 Wood diaphragms.

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

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

1. The spacing of continuous ties shall not exceed 40 feet. Added chords of diaphragms may be used to form subdiaphragms to transmit the anchorage forces to the main continuous crossties.

2. The maximum diaphragm shear used to determine the depth of the subdiaphragm shall not exceed 75 percent of the maximum diaphragm shear.

1613.8.3 ASCE 7, 12.12.3.

Modify ASCE 7, Section 12.12.2, to read as follows:

All portions of the structure shall be designed and constructed to act as an integral unit in resisting seismic forces unless separated structurally by a distance

sufficient to avoid damaging contact as set forth in this section.

Separations shall allow for the Maximum Design Earthquake Displacements, δ_{MDE} , as determined in accordance with ~~Section 12.8.6~~Equation 12.12-1:

$$\delta_{MDE} = C_d \delta_e + \delta_{di}$$

(Equation 12.12-1)

SECTION 16. Section 1613.9 is hereby added to read as follows:

1613.9 Seismic design provisions for hillside buildings.

1613.9.1 Purpose.

The purpose of this Section is to establish minimum regulations for the design and construction of new buildings and additions to existing buildings when constructing such buildings on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent). These regulations establish minimum standards for seismic force resistance to reduce the risk of injury or loss of life in the event of earthquakes.

1613.9.2 Scope.

The provisions of this Section shall apply to the design of the lateral-force-resisting system for hillside buildings at and below the base level diaphragm. The design of the lateral-force-resisting system above the base level diaphragm shall be in accordance with the provisions for seismic and wind design as required elsewhere in this Chapter.

Exceptions:

1. Non-habitable accessory buildings and decks not supporting or supported from the main building are exempt from these regulations.

2. Additions to existing buildings that do not exceed 10 percent of the existing floor area provided that the addition is being supported completely by the existing foundation.

1613.9.3 Definitions.

For the purposes of this Section certain terms are defined as follows:

BASE LEVEL DIAPHRAGM is the floor at, or closest to, the top of the highest level of the foundation.

DIAPHRAGM ANCHORS are assemblies that connect a diaphragm to the adjacent foundation at the uphill diaphragm edge.

DOWNHILL DIRECTION is the descending direction of the slope approximately perpendicular to the slope contours.

FOUNDATION is concrete or masonry that supports a building, including footings, stem walls, retaining walls, and grade beams.

FOUNDATION EXTENDING IN THE DOWNHILL DIRECTION is a foundation running downhill and approximately perpendicular to the uphill foundation.

HILLSIDE BUILDING is any building or portion thereof constructed on or into a slope steeper than one unit vertical in three units horizontal (33.3 percent). If only a portion of the building is supported on or into the slope, these regulations apply to the entire building.

PRIMARY ANCHORS are diaphragm anchors designed for and providing a direct connection as described in Sections 1613.9.5 and 1613.9.7.3 between the diaphragm and the uphill foundation.

SECONDARY ANCHORS are diaphragm anchors designed for and providing a redundant diaphragm to foundation connection, as described in Sections 1613.9.6 and 1613.9.7.4.

UPHILL DIAPHRAGM EDGE is the edge of the diaphragm adjacent and closest to the highest ground level at the perimeter of the diaphragm.

UPHILL FOUNDATION is the foundation parallel and closest to the uphill diaphragm edge.

1613.9.4 Analysis and design.

1613.9.4.1 General.

Every hillside building within the scope of this Section shall be analyzed, designed, and constructed in accordance with the provisions of this Chapter. When the code-prescribed wind design produces greater effects, the wind design shall govern, but detailing requirements and limitations prescribed in this Section and all referenced Sections shall be followed.

1613.9.4.2 Base level diaphragm-downhill direction.

The following provisions shall apply to the seismic analysis and design of the connections for the base level diaphragm in the downhill direction.

1613.9.4.2.1 Base for lateral force design defined.

For seismic forces acting in the downhill direction, the base of the building shall be the floor at, or closest to, the top of the highest level of the foundation.

1613.9.4.2.2 Base shear.

In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems. The total base shear shall include the forces tributary to the base level diaphragm, including forces from the base level diaphragm.

1613.9.5 Base shear resistance for primary anchors.

1613.9.5.1 General.

The base shear in the downhill direction shall be resisted through primary anchors from diaphragm struts provided in the base level diaphragm to the foundation.

1613.9.5.2 Location of primary anchors.

A primary anchor and diaphragm strut shall be provided in line with each foundation extending in the downhill direction. Primary anchors and diaphragm struts shall also be provided where interior vertical lateral-force-resisting elements occur above and in contact with the base level diaphragm. The spacing of primary anchors and diaphragm struts or collectors shall in no case exceed 30 feet (9,144 mm).

1613.9.5.3 Design of primary anchors and diaphragm struts.

Primary anchors and diaphragm struts shall be designed in accordance with the requirements of Section 1613.9.8.

1613.9.5.4 Limitations.

The following lateral-force-resisting elements shall not be designed to resist seismic forces below the base level diaphragm in the downhill direction:

1. Wood structural panel wall sheathing;
2. Cement plaster and lath;

3. Gypsum wallboard; and
4. Tension-only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.2 may be used to transfer forces from the primary anchors and diaphragm struts to the foundation provided lateral forces do not induce flexural stresses in any member of the frame or in the diaphragm struts. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

1613.9.6 Base shear resistance for secondary anchors.

1613.9.6.1 General.

In addition to the primary anchors required by Section 1613.9.5, the base shear in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in the base level diaphragm.

Exception: Secondary anchors are not required where foundations extending in the downhill direction spaced at not more than 30 feet (9,144 mm) on center extend up to and are directly connected to the base level diaphragm for at least 70 percent of the diaphragm depth.

1613.9.6.2 Secondary anchor capacity and spacing.

Secondary anchors at the base level diaphragm shall be designed for a minimum force equal to the base shear, including forces tributary to the base level diaphragm, but not less than 600 pounds per lineal foot (8.76 kN/m). The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced at a

maximum of four feet (1,219 mm) on center.

1613.9.6.3 Design.

Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.9.8.

1613.9.7 Diaphragms below the base level for downhill direction.

The following provisions shall apply to the lateral analysis and design of the connections for all diaphragms below the base level diaphragm in the downhill direction.

1613.9.7.1 Diaphragm defined.

Every floor level below the base level diaphragm shall be designed as a diaphragm.

1613.9.7.2 Design force.

Each diaphragm below the base level diaphragm shall be designed for all tributary loads at that level using a minimum seismic force factor not less than the base shear coefficient.

1613.9.7.3 Design force-resistance for primary anchors.

The design force described in Section 1613.9.7.2 shall be resisted through primary anchors from diaphragm struts provided in each diaphragm to the foundation. Primary anchors shall be provided and designed in accordance with the requirements and limitations of Section 1613.5.5.

1613.9.7.4 Design force-resistance for secondary anchors.

1613.9.7.4.1 General.

In addition to the primary anchors required in Section 1613.9.7.3, the design

force in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in each diaphragm below the base level.

Exception: Secondary anchors are not required where foundations extending in the downhill direction, spaced at not more than 30 feet (9,144 mm) on center, extend up to and are directly connected to each diaphragm below the base level for at least 70 percent of the diaphragm depth.

1613.9.7.4.2 Secondary anchor capacity.

Secondary anchors at each diaphragm below the base level diaphragm shall be designed for a minimum force equal to the design force but not less than 300 pounds per lineal foot (4.38 kN/m). The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced at a maximum of four feet (1,219 mm) on center.

1613.9.7.4.3 Design.

Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.9.8.

1613.9.8 Primary and secondary anchorage and diaphragm strut design.

Primary and secondary anchors and diaphragm struts shall be designed in accordance with the following provisions:

1. Fasteners. All bolted fasteners used to develop connections to wood members shall be provided with square plate washers at all bolt heads and nuts. Washers shall be minimum 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by

76 mm) in size. Nuts shall be tightened to finger tight plus one-half (1/2) wrench turn prior to covering the framing.

2. Fastening. The diaphragm to foundation anchorage shall not be accomplished by the use of toenailing, nails subject to withdrawal, or wood in cross-grain bending or cross-grain tension.

3. Size of Wood Members. Wood diaphragm struts, collectors, and other wood members connected to primary anchors shall not be less than three-inch (76 mm) nominal width. The effects of eccentricity on wood members shall be evaluated as required per Item 9.

4. Design. Primary and secondary anchorage, including diaphragm struts, splices, and collectors shall be designed for 125 percent of the tributary force.

5. Allowable Stress Increase. The one-third allowable stress increase permitted under Section 1605.2 shall not be taken when the working (allowable) stress design method is used.

6. Steel Element of Structural Wall Anchorage System. The strength design forces for steel elements of the structural wall anchorage system, with the exception of anchor bolts and reinforcing steel, shall be increased by 1.4 times the forces otherwise required.

7. Primary Anchors. The load path for primary anchors and diaphragm struts shall be fully developed into the diaphragm and into the foundation. The foundation must be shown to be adequate to resist the concentrated loads from the primary anchors.

8. Secondary Anchors. The load path for secondary anchors and diaphragm

struts shall be fully developed in the diaphragm but need not be developed beyond the connection to the foundation.

9. Symmetry. All lateral force foundation anchorage and diaphragm strut connections shall be symmetrical. Eccentric connections may be permitted when demonstrated by calculation or tests that all components of force have been provided for in the structural analysis or tests.

10. Wood Ledgers. Wood ledgers shall not be used to resist cross-grain bending or cross-grain tension.

1613.9.9 Lateral-force-resisting elements normal to the downhill direction.

1613.9.9.1 General.

In the direction normal to the downhill direction, lateral-force-resisting elements shall be designed in accordance with the requirements of this Section.

1613.9.9.2 Base shear.

In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems.

1613.9.9.3 Vertical distribution of seismic forces.

For seismic forces acting normal to the downhill direction the distribution of seismic forces over the height of the building using Section 12.8.3 of ASCE 7 shall be determined using the height measured from the top of the lowest level of the building foundation.

1613.9.9.4 Drift limitations.

The story drift below the base level diaphragm shall not exceed 0.007 times the story height at strength design force level. The total drift from the base level diaphragm to the top of the foundation shall not exceed 3/4 inch (19 mm). Where the story height or the height from the base level diaphragm to the top of the foundation varies because of a stepped footing or story offset, the height shall be measured from the average height of the top of the foundation. The story drift shall not be reduced by the effect of horizontal diaphragm stiffness.

1613.9.9.5 Distribution of lateral forces.

1613.9.9.5.1 General.

The design lateral force shall be distributed to lateral-force-resisting elements of varying heights in accordance with the stiffness of each individual element.

1613.9.9.5.2 Wood structural panel sheathed walls.

The stiffness of a stepped wood structural panel shear wall may be determined by dividing the wall into adjacent rectangular elements, subject to the same top of wall deflection. Deflections of shear walls may be estimated by AWC SDPWS Section 4.3.2. Sheathing and fastening requirements for the stiffest section shall be used for the entire wall. Each section of wall shall be anchored for shear and uplift at each step. The minimum horizontal length of a step shall be 8 feet (2438 mm) and the maximum vertical height of a step shall be 2 feet, 8 inches (813 mm).

1613.9.9.5.3 Reinforced concrete or masonry shear walls.

Reinforced concrete or masonry shear walls shall have forces distributed in proportion to the rigidity of each section of the wall.

1613.9.9.6 Limitations.

The following lateral force-resisting-elements shall not be designed to resist lateral forces below the base level diaphragm in the direction normal to the downhill direction:

1. Cement plaster and lath;
2. Gypsum wallboard; and
3. Tension-only braced frames.

Braced frames designed in accordance with the requirements of Section 2202.2.1.2 of this Code may be designed as lateral-force-resisting elements in the direction normal to the downhill direction, provided lateral forces do not induce flexural stresses in any member of the frame. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

1613.9.10 Specific design provisions.

1613.9.10.1 Footings and grade beams.

All footings and grade beams shall comply with the following:

1. Grade beams shall extend at least 12 inches (305 mm) below the lowest adjacent grade and provide a minimum 24-inch (610 mm) distance horizontally from the bottom outside face of the grade beam to the face of the descending slope.
2. Continuous footings shall be reinforced with at least two No. 4 reinforcing bars at the top and two No. 4 reinforcing bars at the bottom.
3. All main footing and grade beam reinforcement steel shall be bent into the intersecting footing and fully developed around each corner and intersection.

4. All concrete stem walls shall extend from the foundation and be reinforced as required for concrete or masonry walls.

1613.9.10.2 Protection against decay and termites.

All wood to earth separation shall comply with the following:

1. Where a footing or grade beam extends across a descending slope, the stem wall, grade beam, or footing shall extend up to a minimum 18 inches (457 mm) above the highest adjacent grade.

Exception: At paved garage and doorway entrances to the building, the stem wall need only extend to the finished concrete slab, provided the wood framing is protected with a moisture proof barrier.

2. Wood ledgers supporting a vertical load of more than 100 pounds per lineal foot (1.46 kN/m) based on Allowable Stress Design (ASD) levels and located within 48 inches (1219 mm) of adjacent grade are prohibited. Galvanized steel ledgers and anchor bolts, with or without wood nailers, or treated or decay resistant sill plates supported on a concrete or masonry seat, may be used.

1613.9.10.3 Sill plates.

All sill plates and anchorage shall comply with the following:

1. All wood framed walls, including nonbearing walls, when resting on a footing, foundation, or grade beam stem wall, shall be supported on wood sill plates bearing on a level surface.

2. Power-driven fasteners shall not be used to anchor sill plates except at interior nonbearing walls not designed as shear walls.

1613.9.10.4 Column base plate anchorage.

The base of isolated wood posts (not framed into a stud wall) supporting a vertical load of 4,000 pounds (17.8 kN) or more based on ASD levels, and the base plate for a steel column shall comply with the following:

1. When the post or column is supported on a pedestal extending above the top of a footing or grade beam, the pedestal shall be designed and reinforced as required for concrete or masonry columns. The pedestal shall be reinforced with a minimum of four No. 4 bars extending to the bottom of the footing or grade beam. The top of exterior pedestals shall be sloped for positive drainage.

2. The base plate anchor bolts or the embedded portion of the post base, and the vertical reinforcing bars for the pedestal, shall be confined with two No. 4 or three No. 3 ties within the top 5 inches (127 mm) of the concrete or masonry pedestal. The base plate anchor bolts shall be embedded a minimum of 20 bolt diameters into the concrete or masonry pedestal. The base plate anchor bolts and post bases shall be galvanized and each anchor bolt shall have at least two galvanized nuts above the base plate.

1613.9.10.5 Steel beam to column supports.

All steel beam to column supports shall be positively braced in each direction. Steel beams shall have stiffener plates installed on each side of the beam web at the column. The stiffener plates shall be welded to each beam flange and the beam web. Each brace connection or structural member shall consist of at least two 5/8 inch (15.9 mm) diameter machine bolts.

SECTION 17. Section 1613.7 is hereby added to read as follows:

1613.10 **Suspended ceilings.**

Minimum design and installation standards for suspended ceilings shall be determined in accordance with the requirements of Section 2506.2.1 and this Section.

1613.10.1 **Scope.**

This part contains special requirements for suspended ceilings and lighting systems. Provisions of Section 13.5.6 of ASCE 7 shall apply except as modified herein.

1613.10.2 **General.**

The suspended ceilings and lighting systems shall be limited to 6 feet (1828 mm) below the structural deck unless the lateral bracing is designed by a licensed engineer or architect.

1613.10.3 **Sprinkler heads.**

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

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

1613.10.4 Special requirements for means of egress.

Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more and at lobbies accessory to Group A Occupancies shall comply with the following provisions.

1613.10.4.1 General.

Ceiling suspension systems shall be connected and braced with vertical hangers attached directly to the structural deck along the means of egress serving an occupant load of 30 or more and at lobbies accessory to Group A Occupancies. Spacing of vertical hangers shall not exceed 2 feet (610 mm) on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.

1613.10.4.2 Assembly device.

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

1613.10.4.3 Emergency systems.

Independent supports and braces shall be provided for light fixtures required for exit illumination. Power supply for exit illumination shall comply with the requirements of Section 1008.2.4 of this Code.

1613.10.4.4 Supports for appendages.

Separate support from the structural deck shall be provided for all appendages such as light fixtures, air diffusers, exit signs, and similar elements.

SECTION 18. Section 1704.2.3 is hereby amended to read as follows:

1704.2.3 Statement of special inspections.

The applicant shall submit a statement of special inspections in accordance with Section ~~106.4~~~~107.4~~ as a condition for permit issuance. This statement shall be in accordance with Section 1704.3.

. . .

SECTION 19. Section 1704.6 is hereby amended to read as follows:

1704.6 Structural observations.

Where required by the provisions of Section 1704.6.1 the owner or the owner's authorized agent shall employ a ~~registered design professional~~structural observer to perform structural observations. The structural observer shall visually observe representative locations of structural systems, details and load paths for general conformance to the approved construction documents. Structural observation does not include or waive the responsibility for the inspections in Section ~~440~~~~108~~ or the special inspections in Section 1705 or other sections of this eCode. The structural observer shall be one of the following individuals:

1. The registered design professional responsible for the structural design, or
2. A registered design professional designated by the registered design professional responsible for the structural design.

Prior to the commencement of observations, the structural observer shall submit to the ~~b~~Building ~~e~~Official a written statement identifying the frequency and extent of structural observations.

~~At the conclusion of the work included in the permit, the structural observer shall~~

~~submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.~~

The owner or owner's authorized agent shall coordinate and call a preconstruction meeting between the structural observer, contractors, affected subcontractors, and special inspectors. The structural observer shall preside over the meeting. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load resisting systems of the structure and to review scheduling of the required observations. A record of the meeting shall be included in the report submitted to the Building Official.

Observed deficiencies shall be reported in writing to the owner or owner's authorized agent, special inspector, contractor, and the Building Official. Upon the form prescribed by the Building Official, the structural observer shall submit to the Building Official a written statement at each significant construction stage stating that the site visits have been made and identifying any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved. A final report by the structural observer, which states that all observed deficiencies have been resolved, is required before acceptance of the work by the Building Official.

SECTION 20. Section 1704.6.1 is hereby amended to read as follows:

1704.6.1 Structural observations for structures.

. . .

3. ~~The structure is assigned to Seismic Design Category E, and is greater-~~

~~than two stories above the grade plane~~ A lateral design is required for the structure or portion thereof.

Exception: One-story wood framed Group R-3 and Group U Occupancies less than 2,000 square feet in area, provided the adjacent grade is not steeper than 1 unit vertical in 10 units horizontal (10 percent sloped), assigned to Seismic Design Category D.

...

SECTION 21. Section 1705.3 is hereby amended to read as follows:

1705.3 Concrete Construction.

Special inspections and tests of concrete construction shall be performed in accordance with this section and Table 1705.3.

Exception: Special inspections and tests shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock where the structural design of the footing is based on a specified compressive strength (f'_c) not greater than 2,500 pounds per square inch (psi) (17.2 Mpa) regardless of the compressive strength specified in the construction documents or used in the footing construction.

...

~~4. Concrete foundation walls constructed in accordance with Table 1807.1.6.2.~~

~~54. Concrete patios, driveways and sidewalks, on grade.~~

SECTION 22. Section 1705.13 is hereby amended to read as follows:

1705.13 Special inspections for seismic resistance.

. . .

Exception: The special inspections specified in Sections 1705.13.1 through 1705.13.9 are not required for structures designed and constructed in accordance with one of the following:

. . .

3. The structure is a detached one- or two-family dwelling not exceeding two stories above grade plane, provided the structure is not assigned to Seismic Design Category D, E, or F and does not have any of the following horizontal or vertical irregularities in accordance with Section 12.3 of ASCE 7:

. . .

SECTION 23. Section 1807.1.4 is hereby amended to read as follows:

1807.1.4 Permanent wood foundations systems.

Permanent wood foundation systems shall be designed and installed in accordance with AWC PWF. Lumber and plywood shall be preservative treated in accordance with AWPA U1 (Commodity Specification A, Special Requirement 4.2), and shall be identified in accordance with Section 2303.1.9.1. Permanent wood foundation systems shall not be used for structures assigned to Seismic Design Category D, E, or F.

SECTION 24. Section 1807.1.6 is hereby amended to read as follows:

1807.1.6 Prescriptive design of concrete and masonry foundation walls.

Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E, or F.

SECTION 25. Section 1807.2 is hereby amended to read as follows:

1807.2 Retaining walls.

Retaining walls shall be designed in accordance with Section 1807.2.1 through 1807.2.4. Retaining walls assigned to Seismic Design Category D, E, or F shall not be partially or wholly constructed of wood.

SECTION 26. Section 1807.3.1 is hereby amended to read as follows:

1807.3.1 Limitations.

The design procedures outlined in this section are subject to the following limitations:

1. The frictional resistance for structural walls and slabs on silts and clays shall be limited to one-half of the normal force imposed on the soils by the weight of the footing or slab.
2. Posts embedded in earth shall not be used to provide lateral support for structural or nonstructural materials such as plaster, masonry or concrete unless bracing is provided that develops the limited deflection required.

Wood poles shall be treated in accordance with AWPA U1 for sawn timber posts (Commodity Specification A, Use Category 4B) and for round timber posts (Commodity Specification B, Use Category 4B). Wood poles and posts embedded in direct contact

with soil shall not be used for structures assigned to Seismic Design Category D, E, or F.

Wood poles and posts embedded in accordance with Methods 2 and 3 of Section 1807.3.3 shall not be permitted for structures assigned to Seismic Design Category D, E, or F, except when used to support nonhabitable, nonoccupiable structures such as fences when approved by the Building Official.

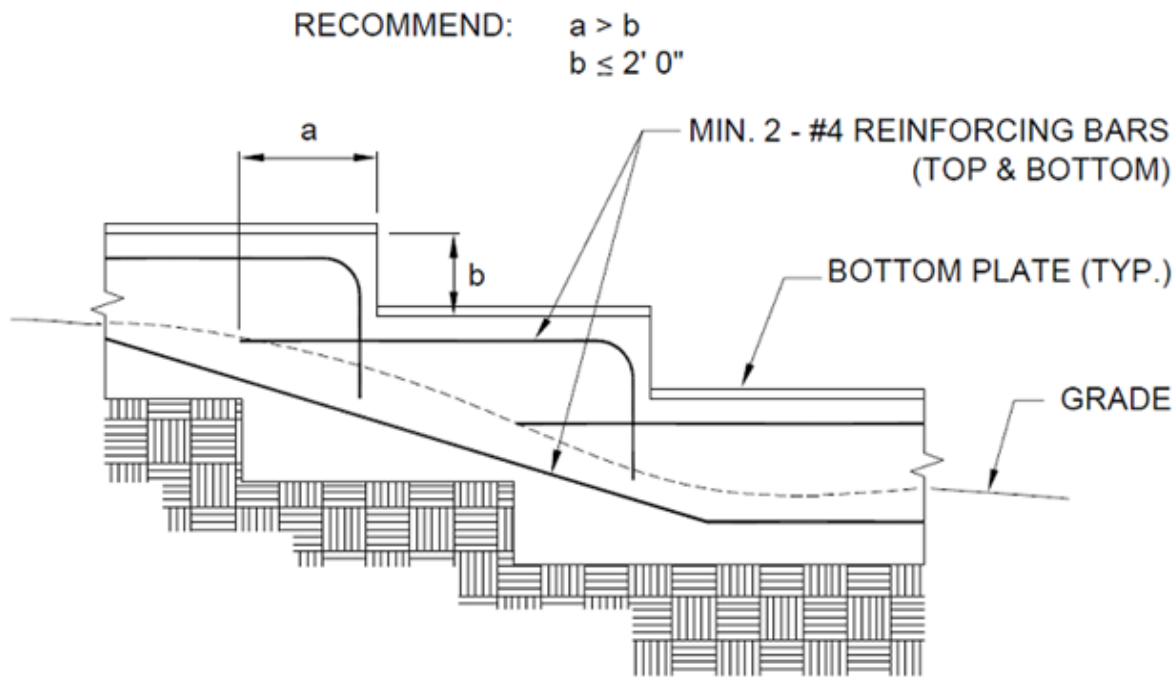
SECTION 28. Section 1809.3 is hereby amended to read as follows:

1809.3 Stepped footings.

...

For structures assigned to Seismic Design Category D, E, or F, the stepping requirement shall also apply to the top surface of continuous footings supporting walls. Footings shall be reinforced with four No. 4 reinforcing bars. Two bars shall be located at the top and bottom of the footings as shown in Figure 1809.3.

SECTION 29. Figure 1809.3 is hereby added to read as follows:

**FIGURE 1809.3****STEPPED FOOTING**

SECTION 30. Section 1809.7 is hereby amended to read as follows:

1809.7 Prescriptive footings for light-frame construction.

Where a specific design is not provided, concrete or masonry-unit footings supporting walls of light-frame construction shall be permitted to be designed in accordance with Table 1809.7. Prescriptive footings in accordance with Table 1809.7 shall not be used to support structures that exceed one story above grade plane and are assigned to Seismic Design Category D, E, or F.

SECTION 31. Table 1809.7 is hereby amended to read as follows:

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

NUMBER OF FLOORS SUPPORTED BY THE FOOTING ^f	WIDTH OF FOOTING (inches)	THICKNESS OF FOOTING (inches)
1	12	6
2	15	6
3	18	8 ^g

. . .

c. ~~Interior stud bearing walls shall be permitted to be supported by isolated footings. The footing width and length shall be twice the width shown in this table, and footings shall be spaced not more than 6 feet on center.~~ [Reserved].

. . .

g. ~~Plain concrete footings for Group R-3 occupancies shall be permitted to be 6 inches thick~~ [Deleted].

SECTION 32. Section 1809.12 is hereby amended to read as follows:

1809.12 Timber footings.

Timber footings shall be permitted for buildings of Type V construction and as otherwise approved by the ~~b~~Building ~~e~~Official. Such footings shall be treated in accordance with AWP A U1 (Commodity Specification A, Use Category 4B). Treated timbers are not required where placed entirely below permanent water level, or where used as capping for wood piles that project above the water level over submerged or marsh lands. The compressive stresses perpendicular to grain in untreated timber footings supported upon treated piles shall not exceed 70 percent of the allowable

stresses for the species and grade of timber as specified in the ANSI/AWC NDS. Timber footings shall not be used in structures assigned to Seismic Design Category D, E, or F.

SECTION 33. Section 1810.3.2.4 is hereby amended to read as follows:

1810.3.2.4 Timber.

Timber deep foundation elements shall be designed as piles or poles in accordance with ANSI/AWC NDS. Round timber elements shall conform to ASTM D25. Sawn timber elements shall conform to DOC PS-20. Timber shall not be used in structures assigned to Seismic Design Category D, E, or F.

SECTION 34. Section 1905.1 is hereby amended to read as follows:

1905.1 General.

In addition to the provisions of ACI 318, structural concrete shall comply with the requirements of Section 1905. The text of ACI 318 shall be modified as indicated in Sections 1905.8 through 1905.10.

SECTION 35. Section 1905.6.2 is hereby amended to read as follows:

1905.6.2 Seismic Design Categories C, D, E, and F.

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

~~1. Structural plain concrete basement, foundation or other walls below the base as defined in ASCE/SEI 7 are permitted in detached one- and two-family dwellings three stories or less in height constructed with stud-bearing walls. In dwellings assigned to Seismic Design Category D or E, the height of the wall shall not exceed 8 feet (2438-~~

~~mm), the thickness shall not be less than 7½ inches (190 mm), and the wall shall retain no more than 4 feet (1219 mm) of unbalanced fill. Walls shall have reinforcement in accordance with 14.6.1 of ACI318.~~ Concrete used for fill with a minimum cement content of 2 sacks of Portland cement or cementitious material per cubic yard.

2. Isolated footings of plain concrete supporting pedestals or columns are permitted, provided that the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

~~Exception: In detached one- and two-family dwellings three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.~~

3. Plain concrete footings supporting walls are permitted, provided that the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. ~~For footings that exceed 8 inches (203 mm) in thickness,~~ Not fewer than one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exceptions:

1. ~~Where assigned to Seismic Design Category C, d~~ Detached one- and two-family dwellings three stories or less in height and constructed with stud-bearing walls are permitted to have plain concrete footings without longitudinal reinforcement with at least two continuous longitudinal reinforcing bars not smaller than No. 4 and a total area of less than 0.002 times the gross cross-sectional area of the footing.

~~2. For foundation systems consisting of a plain concrete footing and a plain concrete stemwall, not fewer than one bar shall be provided at the top of the stemwall and at the bottom of the footing.~~

~~3. Footings cast monolithically with a slab on ground shall have not fewer than one No. 4 bar at the top and bottom of the footing or one No. 5 bar or two No. 4 bars in the middle third of the footing depth.~~

SECTION 36. Section 1905.7 is hereby amended to read as follows:

1905.7 Design requirements for anchors.

For the design requirements for anchors, Sections 1905.7.1 and 1905.7.2 provide exceptions that are permitted to ACI 318. These requirements shall be applicable to all buildings.

...

SECTION 37. Section 1905.8 is hereby added to read as follows:

1905.8 ACI 318, Section 18.7.5.

Modify ACI 318, Section 18.7.5, by adding Sections 18.7.5.8 and 18.7.5.9 as follows:

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

18.7.5.9 At any section where the design strength, ϕP_n , of the column is less than the sum of the shears V_e computed in accordance with ACI 318, Sections 18.7.6.1 and 18.6.5.1, for all the beams framing into the column above the level under

consideration, transverse reinforcement as specified in ACI 318, Sections 18.7.5.1 through 18.7.5.3, shall be provided. For beams framing into opposite sides of the column, the moment components may be assumed to be of opposite sign. For the determination of the design strength, ϕP_n , of the column, these moments may be assumed to result from the deformation of the frame in any one principal axis.

SECTION 38. Section 1905.9 is hereby added to read as follows:

1905.9 ACI 318, Section 18.10.4.

Modify ACI 318, Section 18.10.4, by adding Section 18.10.4.7 as follows:

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

SECTION 39. Section 1905.10 is hereby added to read as follows:

1905.10 ACI 318, Section 18.12.6.

Modify ACI 318, by adding Section 18.12.6.2, as follows:

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

SECTION 40. Section 2304.10.2 is hereby amended to read as follows:

2304.10.2 Fastener requirements.

Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2302.1. The number and size of fasteners

connecting wood members shall not be less than that set forth in Table 2304.10.2.

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

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

SECTION 41. Table 2304.10.2 is hereby amended to read as follows:

TABLE 2304.10.2
FASTENING SCHEDULE^h

...

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

SECTION 42. Section 2304.10.3.1 is hereby added to read as follows:

2304.10.3.1 Quality of nails.

In Seismic Design Category D, E, or F, mechanically-driven nails used in wood structural panel shear walls shall meet the same dimensions as that required for hand-driven nails, including diameter, minimum length, and minimum head diameter. Clipped head or box nails are not permitted in new construction. The allowable design value for clipped head nails in existing construction may be taken at no more than the nail-head-area ratio of that of the same size hand-driven nails.

SECTION 43. Section 2304.12.2.8 is hereby amended to read as follows:

2304.12.2.8 Wood used in retaining walls and cribs.

Wood installed in retaining or crib walls shall be preservative treated in accordance with AWPA U1 for soil and freshwater use. Wood shall not be used in retaining or crib walls for structures assigned to Seismic Design Category D, E, or F.

SECTION 44. Section 2305.4 is hereby added to read as follows:

2305.4 Hold-down connectors.

In Seismic Design Category D, E, or F, hold-down connectors shall be designed to resist shear wall overturning moments using 75 percent of the allowable seismic load values. Such values shall be established in a valid research report from approved sources or by accepted engineering practice and the provisions of this Code.

Exception: Values established by specialized cyclic and dynamic testing may be used when approved by the Building Official in accordance with Section 104.2.8.

Connector bolts into wood framing shall require steel plate washers on the post on the opposite side of the anchorage device. Plate size shall be a minimum of 0.229 inches by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Hold-down connectors shall be tightened to finger tight plus one-half (1/2) wrench turn just prior to covering the wall framing.

SECTION 45. Section 2306.2 is hereby amended to read as follows:

2306.2 Wood-frame diaphragms.

Wood-frame diaphragms shall be designed and constructed in accordance with AWC SDPWS. Where panels are fastened to framing members with staples, requirements and limitations of AWC SDPWS shall be met and the allowable shear values set forth in Table 2306.2(1) or 2306.2(2) shall only be permitted for structures

assigned to Seismic Design Category A, B, or C.

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

The allowable shear values in Tables 2306.2(1) and 2306.2(2) are permitted to be increased 40 percent for wind design.

Wood structural panel diaphragms used to resist seismic forces in structures assigned to Seismic Design Category D, E, or F shall be applied directly to the framing members.

Exception: Wood structural panel diaphragms are permitted to be fastened over solid lumber planking or laminated decking, provided the panel joints and lumber planking or laminated decking joints do not coincide.

SECTION 46. Section 2306.3 is hereby amended to read as follows:

2306.3 Wood-frame shear walls.

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

1. Wood structural panel thickness for shear walls shall not be less than 3/8 inch thick and studs shall not be spaced at more than 16 inches on center.
2. The maximum nominal unit shear capacities for 3/8 inch wood structural panels resisting seismic forces in structures assigned to Seismic Design Category D, E, or F is 560 pounds per linear foot (plf).

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

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

For structures assigned to Seismic Design Category D, E, or F, application of Table 4.3B of ANSI/AWC SDPWS shall not be allowed.

For structures assigned to Seismic Design Category D, E, or F, application of Table 4.3C of ANSI/AWC SDPWS shall not be used below the top level in a multi-level building.

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

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

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

Wood structural panel shear walls used to resist seismic forces in structures assigned to Seismic Design Category D, E, or F shall be applied directly to the framing members.

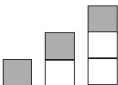
SECTION 47. Section 2307.2 is hereby added to read as follows:

2307.2 Wood-frame panel shear walls.

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

SECTION 48. Table 2308.10.1 is hereby amended to read as follows:

TABLE 2308.10.1
WALL BRACING REQUIREMENTS

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

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

NP = Not Permitted.

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

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

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

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

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

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

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

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

SECTION 49. Section 2308.10.5.1 is hereby amended to read as follows:

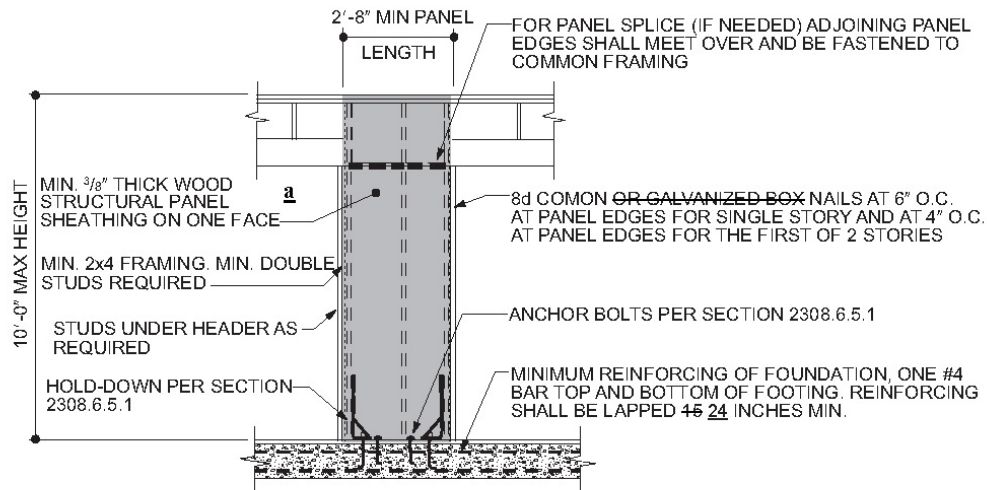
2308.10.5.1 Alternate braced wall (ABW).

An ABW shall be constructed in accordance with this section and Figure 2308.6.5.1. In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (813 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 3/8-inch (3.2 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Table 2304.10.2 and blocked at wood structural panel edges. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports. Two anchor bolts installed in accordance with Section 2308.7.1 shall be provided in each panel. Anchor bolts shall be placed at each panel outside quarter points. Each panel end stud shall have a hold-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (8006 N). The hold-down device shall be installed in accordance with the manufacturer's recommendations. The ABW shall be supported directly on a foundation or on floor framing supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing ~~or turned-down slab edge~~ is permitted at door openings in the braced

wall line. This continuous footing or turned-down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped ~~45~~24 inches (~~384~~610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

...

SECTION 50. Figure 2308.10.5.1 is hereby amended to read as follows:



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

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

FIGURE 2308.10.5.1
ALTERNATE BRACED WALL PANEL (ABW)

SECTION 51. Section 2308.10.5.2 is hereby amended to read as follows:

2308.10.5.2 Portal frame with hold-downs (PFH).

A PFH shall be constructed in accordance with this section and Figure 2308.10.5.2. The adjacent door or window opening shall have a full-length header.

In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 3/8-inch (9.5 mm) minimum-thickness wood

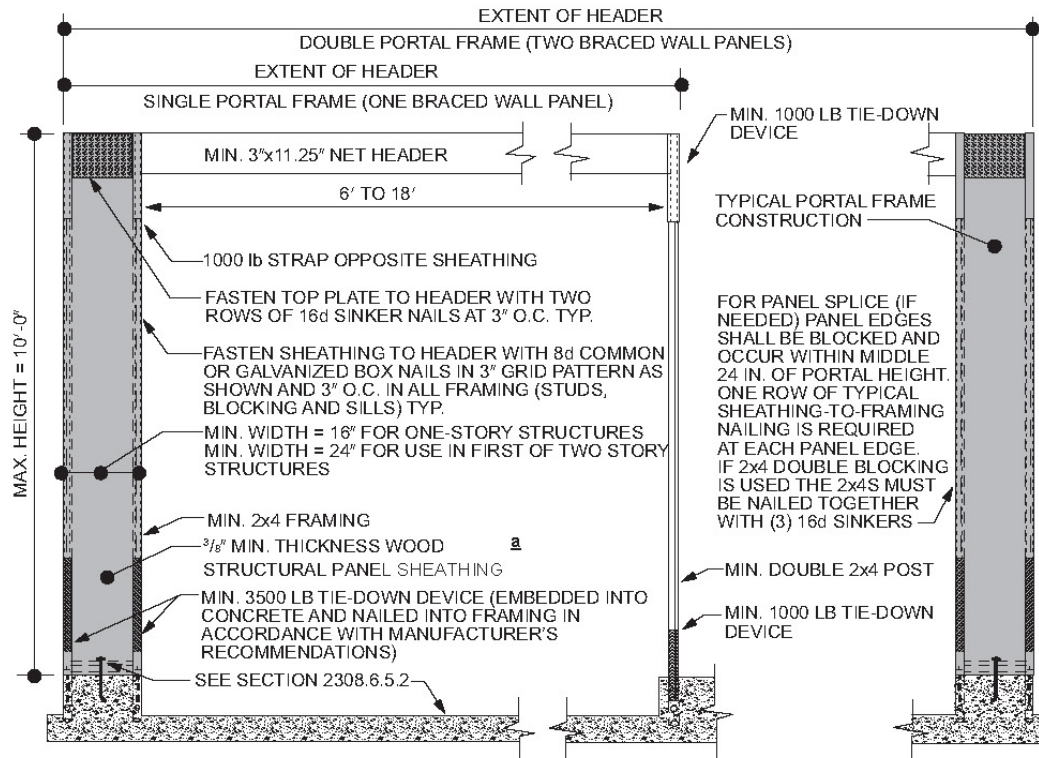
structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure 2308.10.5.2. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports and in accordance with Figure 2308.10.5.2. The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with Figure 2308.10.5.2. A built-up header consisting of at least two 2-inch by 12-inch (51 mm by 305 mm) boards, fastened in accordance with Item 24 of Table 2304.10.1 shall be permitted to be used. A spacer, if used, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than 6 feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1,000 pounds (4,400 N) shall fasten the header to the inner studs opposite the sheathing. One anchor bolt not less than 5/8 inch (15.9 mm) diameter and installed in accordance with Section 2308.3.1 shall be provided in the center of each sill plate. The studs at each end of the panel shall have a hold-down device fastened to the foundation with an uplift capacity of not less than 3,500 pounds (15 570 N).

Where a panel is located on one side of the opening, the header shall extend between the inside face of the first full-length stud of the panel and the bearing studs at the other end of the opening. A strap with an uplift capacity of not less than

1,000 pounds (4400 N) shall fasten the header to the bearing studs. The bearing studs shall also have a hold-down device fastened to the foundation with an uplift capacity of not less than 1,000 pounds (4400 N). The hold-down devices shall be an embedded strap type, installed in accordance with the manufacturer's recommendations. The PFH panels shall be supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing ~~or turned-down slab edge~~ is permitted at door openings in the braced wall line. This continuous footing ~~or turned-down slab edge~~ shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped not less than ~~15~~24 inches (~~381~~610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

...

SECTION 52. Figure 2308.10.5.2 is hereby amended to read as follows:



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

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

FIGURE 2308.10.5.2
PORTAL FRAME WITH HOLD-DOWNS (PFH)

SECTION 53. Section 2308.10.8.1 is hereby amended to read as follows:

2308.10.8.1 Foundation requirements.

...

Exception: For structures with a maximum plan dimension not more than 50 feet (15 240 mm), continuous foundations are required at exterior walls only for structures assigned to Seismic Design Category A, B, or C.

For structures in Seismic Design Categories D and E, exterior braced wall panels shall be in the same plane vertically with the foundation or the portion of the structure

containing the offset shall be designed in accordance with accepted engineering practice and Section 2308.3.

Exceptions:

~~1. Exterior braced wall panels shall be permitted to be located not more than 4 feet (1219 mm) from the foundation below where supported by a floor constructed in accordance with all of the following:~~

~~1.1. Cantilevers or setbacks shall not exceed four times the nominal depth of the floor joists.~~

~~1.2. Floor joists shall be 2 inches by 10 inches (51 mm by 254 mm) or larger and spaced not more than 16 inches (406 mm) on center.~~

~~1.3. The ratio of the back span to the cantilever shall be not less than 2 to 1.~~

~~1.4. Floor joists at ends of braced wall panels shall be doubled.~~

~~1.5. A continuous rim joist shall be connected to the ends of cantilevered joists. The rim joist is permitted to be spliced using a metal tie not less than 0.058 inch (1.47 mm) (16 galvanized gage) and 1 1/2 inches (38 mm) in width fastened with six 16d common nails on each side. The metal tie shall have a yield stress not less than 33,000 psi (227 MPa).~~

~~1.6. Joists at setbacks or the end of cantilevered joists shall not carry gravity loads from more than a single story having uniform wall and roof loads nor carry the reactions from headers having a span of 8 feet (2438 mm) or more.~~

~~2. The end of a required braced wall panel shall be allowed to extend not~~

~~more than 1 foot (305 mm) over an opening in the wall below. This requirement is applicable to braced wall panels offset in plane and braced wall panels offset out of plane as permitted by Exception 1. Braced wall panels are permitted to extend over an opening not more than 8 feet (2438 mm) in width where the header is a 4-inch by 12-inch (102 mm by 305 mm) or larger member.~~

SECTION 54. Section 2308.10.9 is hereby amended to read as follows:

2308.10.9 Attachment of sheathing.

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

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

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24-inch (6096 mm) intervals along the top plate of discontinuous vertical framing.

SECTION 55. Section 3114 is hereby amended to read as follows:

SECTION 3114 INTERMODAL SHIPPING CONTAINERS

3114.1 General.

...

Exceptions:

...

6. Single-unit stand-alone intermodal shipping containers used as temporary storage or construction trailer on active construction sites. Construction support facilities for uses and activities not directly associated with the actual processes of construction, including, but not limited to, offices, meeting rooms, plan rooms, other administrative or support functions shall not be exempt from Section 3114.

...

3114.8.4 Detailed structural design procedure.

A structural analysis meeting the requirements of this Section shall be provided to the building official to demonstrate the structural adequacy of the intermodal shipping containers.

3114.8.4.2 Seismic design parameters.

The seismic force-resisting system shall be designed and detailed in accordance with ASCE 7 and one of the following:

...

3. Where all or portions of the profiled steel panel elements are retained and integrated into a seismic force-resisting system other than as permitted by Section 3114.8.4.2, Item 1, seismic design parameters shall be developed from testing and analysis in accordance with Section 104.2.39 and ASCE 7, Section 12.2.1.1 or 12.2.1.2.

...

3114.8.5.2 Structural design assumptions.

Where permitted by Section 3114.8.5.1, single-unit, stand-alone intermodal shipping containers shall be designed using the following assumptions for the profiled steel panel ~~lateral force resisting system~~ side walls and end walls:

1. The appropriate detailing requirements contained in Chapters 16 through 23.
2. Response modification coefficient, $R = 2$,
3. Over strength factor, $\Omega_0 = 2.5$,
4. Deflection amplification factor, $C_d = 2$, and
5. Limits on structural height, $h_n = 9.5$ feet (2900 mm).

3114.8.5.3 Allowable shear.

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

...

3. All side walls or end walls used as part of the lateral force-resisting system shall have an existing or new boundary element on all sides to form a continuous load path, or paths, with adequate strength and stiffness to transfer all forces from the point of application to the final point of resistance, as shown in Figure 3114.8.5.3(3). The existing door interlocking mechanism shall not be considered as a component of the

required load path.

. . .

SECTION 57. Chapter 99 is hereby amended to read as follows:

SECTION 9903 DEFINITION OF SUBSTANDARD BUILDING

9903.1. Any building or structure or portion thereof, regardless of zoning designation or approved uses of the building, including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions listed in Section 9904 to an extent that creates a public nuisance and endangers the life, limb, health, property, safety or welfare of the occupants of the building, nearby residents, or the public, shall be deemed and hereby is declared to be a substandard building.

SECTION 9904 SUBSTANDARD CONDITIONS

9904.1 Inadequate sanitation

. . .

9904.1.5 Lack of electrical lighting as required by this Code.

9904.1.6 Infestation of insects, vermin, or rodents as determined by a health officer or, if an agreement does not exist with an agency that has a health officer, the infestation can be determined by an appropriate code enforcement officer..

9904.1.7 Visible mold growth, as determined by a health officer or a code enforcement officer, excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use.

9904.1.8 Lack of connection to required sewage disposal system, as required by

the Los Angeles County Plumbing Code.

9904.1.9 Lack of adequate garbage and rubbish storage and removal facilities, as determined by a health officer or, if an agreement does not exist with an agency that has a health officer, the lack of adequate garbage and rubbish removal facilities can be determined by an appropriate code enforcement officer.

. . .

9904.2 Structural Hazards

. . .

. . .

9904.2.5 Defective, damaged or inadequately constructed or sized fireplaces or chimneys.

. . .

9904.2.6 Inadequate structural resistance to horizontal forces.

. . .

9904.3 Inadequate or Hazardous Wiring.

9904.3.1 All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good and safe condition and is working properly and being used in a safe manner.

9904.4 Inadequate or Faulty Plumbing.

. . .

9904.4.2 All plumbing except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and

which is free of cross connections and siphonage between fixtures.

9904.5 Inadequate or Faulty Mechanical Equipment.

9904.5.1 Lack of safe, adequate heating facilities ~~in a dwelling.~~

. . .

9904.6 Faulty Weather Protection.

. . .

9904.6.2 Lack of a sound and effective exterior wall covering or weather
protection for exterior wall covering.

. . .

9904.6.4 Deteriorated or ineffective waterproofing of exterior walls, roofs,
foundations, foundation walls or floor, including broken windows or doors.

. . .

9904.9 Hazardous Buildings.

. . .

9904.13 Any Nuisance. Those premises on which contains anything which is
injurious to health, including, but not limited to, the illegal sale of controlled substances,
or is indecent or offensive to the senses, or an obstruction to the free use of property, so
as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs
the free passage or use, in the customary manner, of any navigable public space.

SECTION 58. Section H103.1 is hereby amended to read as follows:

H103.1 Location restrictions.

Signs shall not be erected, constructed, or maintained so as to obstruct any fire

escape or any window or door or opening used as part of a means of egress or as part of the accessible route, except as permitted by Chapters 10, 11A, and 11B, or so as to prevent free passage from one part of a roof to any other part thereof. A sign shall not be attached in any form, shape or manner to a fire escape, nor be placed in such manner as to interfere with any opening required for ventilation.

SECTION 59. Section H103.2 is hereby added as follows:

H103.2 Projections and clearances.

Signs extending beyond the exterior wall of the building shall comply with Section 705.2 and the following requirements.

Signs may project over a public street, public sidewalk or building line in accordance with Section 3202 and a distance as determined by the clearance of the bottoms thereof above the level of the sidewalk or grade immediately below, whichever is more restrictive, as follows:

Clearance less than 8 feet (2438 mm) shall be prohibited.

Clearance 8 feet (2438 mm) and above, a 1-foot (305 mm) projection is permitted; and for each additional 2-foot clearance (610 mm), an additional 1-foot (305 mm) projection is permitted.

No structure shall have a projection of more than 5 feet (1524 mm). A projecting sign built above and in connection with a marquee may have such a projection of 5 feet (1524 mm) without clearance between sign and marquee. No structure shall project beyond the curb line, regardless of clearance above grade.

Signs projecting more than 6 inches (152 mm) from the face of building over

private property used or intended to be used by the general public shall have a minimum clearance of 8 feet (2438 mm) above said sidewalk or grade.

No sign shall project into any alley whatsoever below a height of 14 feet (4267 mm) above grade, and no sign shall project into any alley by more than 6 inches (152 mm) when its height is 14 feet (4267 mm) or more above grade.

SECTION 60. Section H104.1 is hereby amended to read as follows:

H104.1 Identification.

Every ~~outdoor advertising display sign~~ other than wall signs hereafter erected, constructed or maintained, for which a permit is required, shall be plainly marked with the name of the person, firm or corporation erecting and maintaining such sign, and the weight of the sign, and shall have affixed on the front thereof the permit number issued for said sign or other method of identification approved by the ~~Building~~ Official.

SECTION 61. Section H105.1 is hereby amended to read as follows:

H105.1 General requirements.

Signs shall be designed and constructed to comply with the provisions of this ~~Code~~ for use of materials, loads and stresses. Glass panels used in signs shall comply with the requirements of Chapter 24.

SECTION 62. Section H106.1 is hereby amended to read as follows:

H106.1 Illumination.

A sign shall not be illuminated by other than electrical means, and electrical devices and wiring shall be installed in accordance with the requirements of the ~~California Electrical Code~~ (Title 27) of the Los Angeles County Code, and a separate

electrical permit shall be obtained. Any open spark or flame shall not be used for display purposes unless specifically approved.

SECTION 63. Section H106.2 is hereby amended to read as follows:

H106.2 Electrical service.

Signs that require electrical service shall comply with ~~NEPA-70~~the Electrical Code (Title 27) of the Los Angeles County Code.

SECTION 64. Section H110.1 is hereby amended to read as follows:

H110.1 General.

Roof signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in Sections H106.1.1 and H107.1. Provisions shall be made for electric grounding of metallic parts. Where combustible materials are permitted in letters or other ornamental features, wiring and tubing shall be kept free and insulated therefrom. Roof signs shall be so constructed as to leave a clear space of not less than 6 feet (1829 mm) between the roof level and the lowest part of the sign and shall have not less than 5 feet (1524 mm) clearance between the vertical supports thereof. Roof sign structures shall not project beyond an exterior wall.

Exception: Signs on flat roofs with every part of the roof accessible shall not be required to provide clear space between the roof level and the lowest part of the sign.

Blocks, angles, or supports fastened to the roof shall be located so as not to interfere with the drainage of the roof and, where necessary, flashing or counter flashing shall be placed.

SECTION 65. Section H116 is hereby deleted in its entirety:

SECTION H116 REFERENCED STANDARDS

H.116.1 General. See Table H116.1 for standards that are referenced in various sections of this appendix. Standards are listed by the standard definition with the effective date, standard title, and the section or sections of this appendix that reference the standard.

TABLE H116.1

REFERENCED STANDARDS

ASTM D635-18	Test Method for Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position	H107.1.1
CEC-25	California Electrical Code	H106.1, H106.2
NFPA 701-23	Methods of Fire Test for Flame Propagation of Textiles and Films	H106.1.1

SECTION 66. Section J101 is hereby amended to read as follows:

J101 GENERAL**J101.1 Scope.**

The provisions of this ~~chapter~~Appendix apply to grading, excavation, and earthwork construction, including fills and embankments, and the control of runoff from graded sites, including erosion sediments and construction-related pollutants. ~~Where conflicts occur between the technical requirements of this chapter and the geotechnical report, the geotechnical report shall govern.~~ The purpose of this Appendix is to safeguard life, limb, property, and the public welfare by regulating grading on property

subject to this Code.

J101.2 Flood hazard areas.

Unless the applicant has submitted ~~an engineering analysis~~ a hydrology and hydraulic analysis, prepared in accordance with standard engineering practice by a ~~registered design professional~~ California licensed civil engineer, that demonstrates the proposed work will not result in any increase in the level of the base flood, grading, excavation and earthwork construction, including fills and embankments, shall not be permitted in floodways designated in Chapter 11.60 of Title 11 – Health and Safety – of the Los Angeles County Code, or in floodways that are in flood hazard areas established in Section 1612.3 or in flood hazard areas where design flood elevations are specified but floodways have not been designated.

J101.3 General hazards.

Whenever the Building Official determines that any existing excavation, embankment, or fill on property subject to this Code has become a hazard to life and limb, or endangers property, or adversely affects the safety, use, or stability of a public way or drainage channel, the Building Official may give written notice thereof to the owner of the property upon which the excavation, embankment, or fill is located, or other person or agent in control of said property. Upon receipt of said notice, the owner or other person or agent in control of the property shall repair, eliminate, or secure such excavation, embankment, or fill so as to eliminate the hazard, in conformance with the requirements of this Code, within the period specified in said notice.

J101.4 Safety precautions.

If at any stage of the work the Building Official determines by inspection that unpermitted grading or grading work pursuant to a grading permit is likely to endanger any public or private property, or result in the deposition of debris on any public way, or interfere with any existing drainage course, the Building Official may order the work stopped by notice in writing served on any persons engaged in doing such work or causing such work to be done, and any such person shall immediately stop such work. The Building Official may authorize the work to proceed if the Building Official finds that adequate safety precautions can be taken or corrective measures incorporated in the work to avoid likelihood of such danger, deposition, or interference.

If the grading work as done was performed without a grading permit or has created or resulted in a hazardous condition, the Building Official shall give written notice requiring correction thereof as specified in Section J103 and Section J101 of this Code.

J101.5 Protection of utilities.

Both the permittee and the owner of the property on which the grading is performed shall be responsible for the prevention of damage to any public and/or private utilities or services.

J101.6 Protection of adjacent property.

Both the permittee and owner of the property on which the grading is performed shall be responsible for the prevention of damage to adjacent property. No person shall excavate on land sufficiently close to the property line to endanger any adjoining public street, sidewalk, alley, or other public or private property without taking adequate

measures to support and protect such property from settling, cracking, or other damage that might result from the proposed work. Any person performing any grading that involves imported or exported materials shall take special precautions, as approved by the Building Official, to prevent such materials from being deposited on adjacent properties, any public way, and/or any drainage course.

J101.7 Storm water control measures.

Both the permittee and the owner of the property on which the grading is performed shall put into effect and maintain all precautionary measures necessary to protect adjacent water courses and public or private property from damage by erosion, flooding, and deposition of mud, debris, and construction-related pollutants originating from the site during grading and related construction activities.

J101.8 Maintenance of protective devices and rodent control.

All drainage structures and other protective devices and all burrowing rodent control measures, as shown on the grading plans approved by the Building Official, shall be maintained in a good condition and, when necessary, promptly repaired by the permittee or the owner of the property on which grading has been performed or by any other person or agent in control of such property.

J101.9 Correlation with other sections.

The provisions of this Appendix are independent of the provisions of Chapter 99 – Building and Property Rehabilitation – of Title 26 of this Code. This Section may be applied even though the same facts have been used to determine that there is a building, structure, or substandard property subject to the provisions of Chapter 99.

J101.10 **Conditions of approval.**

In granting any permit under this Code, the Building Official may include such conditions as may be reasonably necessary to prevent the creation of a nuisance or hazard to public or private property. Such conditions may include, but shall not be limited to:

1. Improvement of any existing grading to comply with the standards of this Code.
2. Requirements for securing of excavations or fills that would otherwise be hazardous.
3. Requirements for temporary excavations and shoring that are to be implemented on site and shown on the plans.
4. Requirements for mitigating, stabilizing, or eliminating unpermitted grading conducted on site.

SECTION 67. Section J102.1 is hereby amended to read as follows:

J102.1 **Definitions.**

~~The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions~~For the purposes of this Appendix, the terms, phrases, and words listed in this Section and their derivatives shall have the indicated meanings.

APPROVAL. When the proposed work or completed work conforms to this Appendix, as determined by and to the satisfaction of the Building Official.

AS-BUILT. See Section J105.12.

BEDROCK. The relatively solid, undisturbed rock in place either at the ground surface or beneath superficial deposits of alluvium, colluvium, and/or soil.

BENCH. A relatively level step excavated into earth material on which fill is to be placed.

BEST MANAGEMENT PRACTICE (BMP). Practices, prohibitions of practices, or other activities to reduce or eliminate the discharge of pollutants to surface waters. BMPs include structural and nonstructural controls, management practices, operation and maintenance procedures, and system, design, and engineering methods that are required to be employed in order to comply with the requirements of the National Pollution Discharge Elimination System (NPDES) permit issued to the County of Los Angeles (see Section 106.4.3 and Title 31 – Green Building Standards Code – of the Los Angeles County Code).

BORROW. Earth material acquired from an off-site location for use in grading on a site.

CIVIL ENGINEER. A professional engineer licensed in the State of California to practice in the field of civil works.

CIVIL ENGINEERING. The application of the knowledge of the forces of nature, principles of mechanics, and the properties of materials to the evaluation, design, and construction of civil works.

COMPACTION. The densification of a fill by mechanical means.

CUT. See "Excavation."

DESILTING BASINS. Physical structures, constructed for the removal of

sediments from surface water runoff.

DESIGN ENGINEER. The Civil Engineer responsible for the preparation of the grading plans for the site grading work.

DOWN DRAIN. A device for collecting water from a swale or ditch located on or above a slope, and safely delivering it to an approved drainage facility.

EARTH MATERIAL. Any rock, natural soil, or fill, or any combination thereof.

ENGINEERING GEOLOGIST. A geologist experienced and knowledgeable in engineering geology, holding a license as a geologist in the specialty of engineering geology issued by the State of California under the applicable provisions of the Geologist and Geophysicist Act of the Business and Professions Code.

ENGINEERING GEOLOGY. The application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

EROSION. The wearing away of the ground surface as a result of the movement of wind, water, or ice.

EXCAVATION. The removal of earth material by artificial means, also referred to as a cut.

FIELD ENGINEER. The Civil Engineer responsible for performing the functions as set forth in Section J105.3.

FILL. Deposition of earth materials by artificial means.

GEOTECHNICAL ENGINEER. See "Soils Engineer."

GEOTECHNICAL HAZARD. An adverse condition due to landslide, settlement,

and/or slippage. These hazards include, but are not limited to, loose debris, slopewash, and mud flows from natural or graded slopes.

GRADE. The vertical location of the ground surface.

GRADE, EXISTING. The grade prior to grading.

GRADE, FINAL. See Section J105.7.

GRADE, FINISHED. The grade of the site at the conclusion of all grading efforts.

GRADE, INITIAL. See Section J105.7.

GRADE, ROUGH. See Section J105.7.

GRADING. An excavation or fill or combination thereof.

KEY. A compacted fill placed in a trench excavated in earth material beneath the toe of a slope.

LANDSCAPE ARCHITECT. A person who holds a certificate to practice landscape architecture in the State of California under the applicable landscape architecture provisions of Division 3, Chapter 3.5, of the Business and Professions Code.

LINE. The horizontal location of the ground surface.

PERMITTEE. See Section J105.6.

PRIVATE SEWAGE DISPOSAL SYSTEM. A septic tank with effluent discharging into a subsurface disposal field, into one or more seepage pits, or into a combination of a subsurface disposal field and a seepage pit or of such other facilities as may be permitted in accordance with the procedures and requirements set forth in Title 28 – Plumbing Code – of the Los Angeles County Code and as required by the

Los Angeles County Department of Public Health.

PROJECT CONSULTANTS. The professional consultants required by this Code, which may consist of the Design Engineer, Field Engineer, Soils Engineer, Engineering Geologist, and Landscape Architect as applicable to this Appendix.

PROFESSIONAL INSPECTION. The inspection required by this Code to be performed by the Project Consultants. Such inspections shall be sufficient to form an opinion relating to the conduct of the work.

QSD. Qualified SWPPP Developer as defined in the California State Construction General Permit.

QSP. Qualified SWPPP Practitioner as defined in the California State Construction General Permit.

SITE. A lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

SLOPE. An inclined surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

SOIL. Naturally occurring superficial deposits overlying parent bedrock.

SOILS ENGINEER (GEOTECHNICAL ENGINEER). A licensed civil engineer experienced and knowledgeable in the practice of soils engineering.

SOILS ENGINEERING (GEOTECHNICAL ENGINEERING). The application of the principles of soils mechanics in the investigation, evaluation, and design of civil works involving the use of earth materials and the inspection or testing of construction thereof.

STORM DRAIN SYSTEM. A conveyance or system of conveyances, including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, and man-made channels, designed or used for collecting and conveying storm water.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A site drawing with details, notes, and related documents that identify the measures proposed by the permittee to: (1) control erosion and prevent sediment and construction-related pollutants from being carried offsite by storm water, and (2) prevent non-storm-water discharges from entering the storm drain system.

SURFACE DRAINAGE. Flows over the ground surface.

SOIL TESTING AGENCY. An agency regularly engaged in the testing of soils and rock under the direction of a Civil Engineer experienced in soil testing.

TERRACE. A relatively level step constructed in the face of a graded slope for drainage and maintenance purposes.

SECTION 68. Section J103 is hereby amended to read as follows:

SECTION J103 PERMITS REQUIRED

J103.1 Permits required.

Except as exempted in Section J103.2, grading shall not be performed without first having obtained a permit ~~therefor~~ from the ~~b~~Building ~~e~~Official. A grading permit does not include the construction of retaining walls or other structures. A separate permit shall be obtained for each site and may cover both excavations and fills. Any engineered grading as described in Section J104.2.3 shall be performed by a contractor licensed by the State of California to perform the work described hereon. Regular

grading less than 5,000 cubic yards may require a licensed contractor if the Building Official determines that special conditions or hazards exist.

J103.2 Exemptions.

A grading permit shall not be required for the following:

1. When approved by the Building Official, Grading in an isolated, self-contained area, provided that the public is not endangered and that such grading will not adversely affect adjoining properties or public rights of way.

. . .

7. Exploratory excavations performed under the direction of a ~~registered design professional~~ Geotechnical Engineer or Engineering Geologist. This shall not exempt grading of access roads or pads created for exploratory excavations.
Exploratory excavations must not create a hazardous condition to adjacent properties or the public in accordance with Section J101.3. A restoration plan must be provided and approved by the Building Official for all grading of access roads or pads. Restoration shall be completed within 90 days after the completion of soils testing unless otherwise approved by the Building Official.

8. An excavation that does not exceed 50 cubic yards (38.3 m³) and complies with one of the following conditions and as shown in Figure J103.2:

(a) Is less than 2 feet (0.6 m) in depth.

(b) Does not create a cut slope greater than 5 feet (1.5 m) measured vertically upward from the cut surface to the surface of the natural grade and is not steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

9. A fill not intended to support a structure that does not obstruct a drainage course and complies with one of the following conditions and as shown in Figure J103.2:

(a) Is less than 1 foot (0.3 m) in depth and is placed on natural terrain with a slope flatter than 5 units horizontal to 1 unit vertical (20 percent slope).

(b) Is less than 3 feet (0.9 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 50 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

(c) Is less than 5 feet (1.5 m) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 20 cubic yards, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

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

J103.3 Unpermitted grading.

A person shall not own, use, occupy, or maintain any site containing unpermitted grading. For the purposes of this Code, unpermitted grading shall be defined as either of the following:

(1) Grading that was performed, at any point in time, without the required permit(s) having first been obtained from the Building Official, pursuant to

Section J103.1;

(2) Grading for which a permit was obtained pursuant to this Section, but which was not completed, pursuant to Section J105, prior to the expiration of the permit, pursuant to Section 106.5.4, or

(3) Grading for which a permit was obtained pursuant to this Section, but where grading was performed outside the scope of the permit, pursuant to Section J105.

If the Building Official has determined that unpermitted grading was performed or has created or resulted in a hazardous condition, the Building Official shall give written notice requiring correction thereof as specified in Section 103, and in accordance with J101 of this Code.

The Building Official may require such conditions as may be reasonably necessary to prevent creation of a nuisance or hazard to public or private property. Such conditions may include, but shall not be limited to, conditions set forth in Section J101.10.

J103.4 Availability of permit at site.

No person shall perform any grading that requires a permit under this Appendix unless a copy of the grading permit and approved grading plans are in the possession of a responsible person and available at the site for the Building Official's reference.

J103.5 Grading fees.

Fees shall be assessed in accordance with the provisions of this Section. The amount of the fees shall be as specified in Section 107.

1. Plan Review Fees. When a plan or other data are required to be

submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this Code. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

2. Permit Fees. A fee for each grading permit shall be paid to the Building Official at the time of issuance of the permit. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this Code.

3. Site Inspection Fee. When the Building Official finds that a visual inspection of the site is necessary to establish drainage requirements for the protection of property, existing buildings, or the proposed construction, a site inspection shall be made during plan check of grading plans. A fee for such inspection shall be paid to the Building Official at the time of submitting plans and specifications for review.

J103.6 Compliance with zoning code.

The Building Official may refuse to issue a grading permit for work on a site if either the proposed grading or the proposed land use for the site shown on the grading plan application does not comply with the provisions of Title 22 – Planning and Zoning – of the Los Angeles County Code.

J103.7 Grading security.

J103.7.1 Scope and purpose.

The Building Official may require a permittee or the owner(s) of the property on which the grading is proposed to occur to provide security as a condition of the issuance

of a grading permit for any grading involving more than 1,000 cubic yards (764.6 m³).
Where unusual conditions or special hazards exist, the Building Official may require
security for grading involving less than 1,000 cubic yards (764.6 m³). The purpose of
the security shall be to guarantee the permittee's obligation to mitigate any hazardous
conditions, including flood and geotechnical hazards, that may be created if the grading
is not completed in accordance with the approved plans and specifications, and to
complete any work that the Building Official determines is necessary to bring the
property into compliance with this Appendix.

Security required by this Section may include incidental off-site grading on
property contiguous with the site to be developed, provided written consent of the owner
of such contiguous property is filed with the Building Official.

The Building Official may waive the requirements for security for the following:

1. Grading being done by or for a governmental agency.
2. Grading necessary to remove a geotechnical hazard, where such work is
covered by an agreement and security is posted pursuant to the provisions of Title 21 –
Subdivisions – of the Los Angeles County Code.

3. Grading on a site, not exceeding a slope of 3 units horizontal to 1 unit
vertical, provided such grading as determined by the Building Official will not affect
drainage from or to adjacent properties.

4. Filling of holes or depressions, provided such grading will not affect the
drainage from or to adjacent properties.

J103.7.2 Form of security.

The security referred to in Section J103.7.1 shall be in one of the following forms:

1. A bond furnished by a corporate surety authorized to do business in this state.
2. Cash.
3. Savings and loan certificates or shares deposited and assigned to the County as provided in Chapter 4.36 of Title 4 – Revenue and Finance – of the Los Angeles County Code.
4. An instrument of credit from a financial institution subject to regulation by the State or federal government and pledging that funds in the amount required by the Building Official are on deposit and guaranteed for payment, or a letter of credit is issued by such a financial institution.

J103.7.3 Amount of security.

The amount of security shall be based on the number of cubic yards of material in either excavation or fill, whichever is greater, and the cost of all drainage or other protective devices or work necessary to eliminate potential flooding and geotechnical hazards. That portion of the security valuation based on the volume of material in either excavation or fill shall be computed as follows:

100,000 cubic yards or less – 50 percent of the estimated cost of grading work.

Over 100,000 cubic yards – 50 percent of the estimated cost of the first 100,000 cubic yards plus 25 percent of the estimated cost of that portion in excess of 100,000 cubic yards.

When the rough grading has been completed in conformance with the

requirements of this Code, the Building Official may, at his or her discretion, consent to a proportionate reduction of the security to an amount estimated to be adequate to ensure completion of the grading work, site development, or planting remaining to be performed. The costs referred to in this Section shall be as estimated by the Building Official.

J103.7.4 Conditions.

All security shall include conditions that the principal shall:

1. Comply with all of the provisions of this Code, applicable laws, and ordinances;
2. Comply with all of the terms and conditions of the grading permit; and
3. Complete all of the work authorized by the permit.

J103.7.5 Term of security.

The term of each security shall begin upon the filing with the Building Official, and the security shall remain in effect until the work authorized by the grading permit is completed and approved by the Building Official.

J103.7.6 Default procedures.

In the event any grading for which a permit has been issued is not completed in accordance with the approved plans and specifications for said work or with all terms and conditions of the grading permit, the Building Official may declare that a default has occurred. The Building Official shall give notice thereof to the principal and surety or financial institution executing the security, or to the owner in the case of a cash bond or assignment.

The Building Official may thereafter determine the work that is necessary to mitigate any hazardous or unsafe conditions on the site and cause such work to be performed.

Where the security consists of a bond or instrument of credit, the surety or financial institution executing the security shall be responsible for the payment of all costs and expenses incurred by the Building Official in causing such work to be performed, up to the full amount of the security. In the case of cash security or assignment, the Building Official may pay all costs and expenses incurred in causing such work to be performed from the funds deposited and return any unused portion of such deposit or funds to the person making said deposit or assignment.

J103.7.7 Right of entry.

The Building Official or the authorized representative of any surety company or financial institution furnishing the security shall have access to the premises described in the permit for the purpose of inspecting the work.

In the event of default, as described in Section J103.7.6, the surety or financial institution furnishing the security, or the Building Official, or any person employed or engaged on the behalf of any of these parties, shall have the right to go upon the premises to perform the mitigation work, as described in Section J103.7.6.

Neither the permittee, owner, or any other person shall interfere with or obstruct the ingress into or egress from any such premises of any authorized representative of the surety or financial institution executing the security or the Building Official engaged to perform the mitigation work, as described in Section J103.7.6.

SECTION 69.

Figure J103.2 is hereby added to read as follows:

EXCAVATIONS		FILLS	
		- NOT INTENDED TO SUPPORT STRUCTURES - DO NOT OBSTRUCT A DRAINAGE COURSE	
AN EXCAVATION WHICH IS LESS THAN 2 FT IN DEPTH AND DOES NOT EXCEED 50CY		FILL PLACED ON NATURAL GRADE NOT STEEPER THAN 5:1 AND LESS THAN 1FT DEEP	
		FILL LESS THAN 3FT DEEP AT ITS DEEPEST POINT THAT DOES NOT EXCEED 50CY	
AN EXCAVATION WHICH CREATES A CUT SLOPE NOT GREATER THAN 5FT IN HEIGHT, NOT STEEPER THAN 2:1, AND DOES NOT EXCEED 50CY		FILL LESS THAN 5FT DEEP AT ITS DEEPEST POINT THAT DOES NOT EXCEED 20CY	

FIGURE J103.2

GRADING EXEMPTION CASES

SECTION 70.

Section J104 is hereby amended to read as follows:

SECTION J104

PERMIT APPLICATION AND SUBMITTALS

J104.1

Submittal requirements.

In addition to the provisions of Section ~~105.3 and 1.8.4, as applicable~~ 106.4, the applicant shall state the ~~estimated quantities of excavation and fill~~ following:

1. The estimated quantities of excavation, fill, borrow, removal, or combination thereof.
2. The proposed land use for the site on which the grading is to be performed.

J104.2 Site plan requirements.

In addition to the provisions of Section ~~407~~106, a grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of this eCode. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of this eCode.

J104.2.1 Grading designation.

Grading in excess of 5,000 cubic yards (3,825 m³), or that is proposed to support any structure, shall be designated as "engineered grading." All engineered grading shall be performed in accordance with an approved grading plan and specifications prepared by a Civil Engineer, unless otherwise required by the Building Official.

Grading involving less than 5,000 cubic yards (3,825 m³), and that will not support any structure, shall be designated "regular grading" unless the permittee chooses to have the grading be designated as engineered grading, or the Building Official determines that, due to the existence of special conditions or unusual hazards, the grading should be designated as engineered grading.

J104.2.2 Regular grading requirements.

In addition to the provisions of Sections 106 and J104.2, an application for a regular grading permit shall be accompanied by plans of sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the

name of the owner, and the name of the person who prepared the plan. The plan shall include the following information:

1. General vicinity of the proposed site.
2. Limits and depths of cut and fill.
3. Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet (4.6 m) of the proposed grading.
4. Contours, flow areas, elevations, or slopes that define existing and proposed drainage patterns.
5. Storm water mitigation measures in accordance with the requirements of Section 106.4.3 of this Code. See Section J110.8 for specific requirements.
6. Location of existing and proposed utilities, drainage facilities, and recorded public and private easements and restricted use areas.
7. Location of all recorded floodways as established by Chapter 11.60 of Title 11 – Health and Safety – of the Los Angeles County Code.
8. Location of all Special Flood Hazard Areas as designated and defined in Title 44 of the Code of Federal Regulations.

J104.2.3 Engineered grading requirements.

In addition to the provisions of Sections 106 and J104.2, an application for a permit for engineered grading shall be accompanied by plans and specifications and supporting data consisting of a geotechnical report and engineering geology report.

Specifications shall contain information covering construction and material requirements. Plans shall be drawn to scale on paper and shall be of sufficient clarity to

indicate the nature and extent of the work proposed and shall show in detail that the proposed work will conform to the provisions of this Code and all relevant laws, ordinances, rules, and regulations. The first sheet of the plans shall depict the location of the proposed work, the name and address of the owner, and the name and address of the person who prepared the plans.

The plans shall include or be accompanied by the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. Limiting dimensions, elevations, or finish contours to be achieved by the grading, proposed drainage channels, and related construction.
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams, and other protective devices to be constructed with, or as a part of, the proposed work. In addition, a map showing the drainage area and the estimated runoff of the area served by any drains.
5. Location of any existing or proposed buildings or structures located on the property on which the work is to be performed and the location of any buildings or structures on adjacent properties that are within 15 feet (4.6 m) of the property or that may be affected by the proposed grading operations.
6. Recommendations in the geotechnical report and the engineering geology report shall be incorporated into the grading plans or specifications. When approved by the Building Official, specific recommendations contained in the soils engineering report

and the engineering geology report, that are applicable to grading, may be included by reference.

7. The dates of the geotechnical and engineering geology reports together with the names, addresses, and phone numbers of the firms or individuals who prepared the reports.

8. A statement of the quantities of material to be excavated and/or filled. Earthwork quantities shall include quantities for geotechnical and geological remediation. In addition, a statement of the quantities of material to be imported or exported from the site.

9. A statement of the estimated starting and completion dates for proposed work.

10. A statement signed by the owner, acknowledging that a Design Engineer, Field Engineer, Geotechnical Engineer, and Engineering Geologist, when appropriate, will be employed to perform the services required by this Code, when the Building Official requires that such professional persons be so employed. These acknowledgments shall be on a form furnished by the Building Official.

11. Storm water mitigation measures are required to be shown on the grading plan in accordance with the requirement of Section 106.4.3 of this Code. See Section J110.8 for specific requirements.

12. A drainage plan for those portions of property proposed to be utilized as a building site (building pad), including elevations of floors with respect to finish site grade and locations of proposed stoops, slabs, and fences that may affect drainage.

13. Location and type of any proposed private sewage disposal system, including the location of the expansion area.

14. Location of existing and proposed utilities, drainage facilities, and recorded public and private easements and restricted use areas.

15. Location of all recorded floodways as established by Chapter 11.60 of Title 11 – Health and Safety – of the Los Angeles County Code.

16. Location of all Special Flood Hazard Areas as designated and defined in Title 44 of the Code of Federal Regulations.

J104.3 Geotechnical and engineering geology reports.

~~A geotechnical report prepared by registered design professionals shall be provided. The report shall contain not less than the following:~~

- ~~1.—— The nature and distribution of existing soils.~~
- ~~2.—— Conclusions and recommendations for grading procedures.~~
- ~~3.—— Soil design criteria for any structures or embankments required to accomplish the proposed grading.~~
- ~~4.—— Where necessary, slope stability studies, and recommendations and conclusions regarding site geology.~~

The geotechnical report required by Section J104.2.3 shall include data regarding the nature, distribution, and strength of existing soils, conclusions, and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, when necessary, and an opinion on the adequacy for the intended use of sites to be developed by the proposed grading as affected by

geotechnical factors, including the stability of slopes. All reports shall conform with the requirements of Section 111 and shall be subject to review by the Building Official. Supplemental reports and data may be required as the Building Official may deem necessary. Recommendations included in the reports and approved by the Building Official shall be incorporated in the grading plan or specifications.

The engineering geology report required by Section J104.2.3 shall include an adequate description of the geology of the site, conclusions, and recommendations regarding the effect of geologic conditions on the proposed development, and an opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors. The engineering geology report shall include a geologic map and cross sections utilizing the most recent grading plan as a base. All reports shall conform with the requirements of Section 111 and shall be subject to review by the Building Official. Supplemental reports and data may be required as the Building Official may deem necessary. Recommendations included in the reports and approved by the Building Official shall be incorporated in the grading plan or specifications.

Exception: A geotechnical or engineering geology report is not required where the ~~b~~Building ~~code~~code ~~o~~Official determines that the nature of the work applied for is such that a report is not necessary.

J104.4 Liquefaction study.

For sites with maximum considered earthquake spectral response accelerations at short periods (S_s) greater than 0.5g as determined by Chapter 11 of ASCE 7, a study

of the liquefaction potential of the site shall be provided and the recommendations incorporated in the plans. A geotechnical investigation will be required when the proposed work is a "Project" as defined in Public Resources Code section 2693, and is located in an area designated as a "Seismic Hazard Zone" as defined in section 3722 of Title 14 of the Code of Regulations and on Seismic Hazard Zone Maps issued by the State Geologist under Public Resources Code section 2696.

Exception: A liquefaction study is not required where the Building Official determines from established local data that the liquefaction potential is low.

SECTION 71. Section J105 is hereby amended to read as follows:

SECTION J105 INSPECTIONS

J105.1 General.

Grading inspections shall be governed by Section 110, Chapter 1, Division II108 and as indicated herein. Grading operations for which a permit is required shall be subject to inspection by the Building Official. In addition, professional inspection of grading operations shall be performed by the Field Engineer, the Geotechnical Engineer, and the Engineering Geologist retained to provide such services in accordance with this Section for engineered grading and as required by the Building Official for regular grading.

J105.2 Special and supplemental inspections.

The special inspection requirements of Section 1705.6 shall apply to work performed under a grading permit where required by the Building Official. In addition to the called inspections specified in Section J105.7, the Building Official may make

such other inspections as may be deemed necessary to determine that the work is being performed in conformance with the requirements of this Code. The Building Official may require investigations and reports by an approved soil testing agency, Geotechnical Engineer and/or Engineering Geologist, and Field Engineer. Inspection reports shall be provided when requested in writing by the Building Official.

The Building Official may require continuous inspection of drainage devices by the Field Engineer in accordance with this Section when the Building Official determines that the drainage devices are necessary for the protection of the structures in accordance with Section 110.

J105.3 **Field engineer.**

The Field Engineer shall provide professional inspection of those parts of the grading project within such engineer's area of technical specialty, oversee and coordinate all field surveys, including setting grade stakes, and provide site inspections during grading operations to ensure the site is graded in accordance with the approved grading plan and the appropriate requirements of this Code. During site grading, and at the completion of both rough grading and final grading, the Field Engineer shall submit statements and reports as required by Sections J105.11 and J105.12. If revised grading plans are required during the course of the work, they shall be prepared by a Civil Engineer and approved by the Building Official.

J105.4 **Geotechnical engineer.**

The Geotechnical Engineer shall provide professional inspection of those parts of the grading project within such engineer's area of technical specialty, which shall

include observation during grading and testing for required compaction. The Geotechnical Engineer shall provide sufficient observation during the preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the approved plan and the appropriate requirements of this Appendix. If conditions differing from the approved geotechnical engineering and engineering geology reports are encountered during grading, the Geotechnical Engineer shall provide revised recommendations to the permittee, the Building Official, and the Field Engineer.

J105.5 Engineering geologist.

The Engineering Geologist shall provide professional inspection of those parts of the grading project within such engineer's area of technical specialty, which shall include professional inspection of the bedrock excavation to determine if conditions encountered are in conformance with the approved report. If conditions differing from the approved engineering geology report are encountered, the Engineering Geologist shall provide revised recommendations to the Geotechnical Engineer.

J105.6 Permittee.

The permittee shall be responsible for ensuring that the grading is performed in accordance with the approved plans and specifications and in conformance with the provisions of this Code. The permittee shall engage project consultants, if required under the provisions of this Code, to provide professional inspections on a timely basis. The permittee shall act as a coordinator between the project consultants, the contractor, and the Building Official. In the event of changed conditions, the permittee shall be

responsible for informing the Building Official of such change and shall provide revised plans for approval.

J105.7 Required inspections.

The permittee shall call for and schedule an inspection by the Building Official at the following various stages of work and shall obtain the approval of the Building Official prior to proceeding to the next stage of work:

Pre-grade – Before any construction or grading activities occur at the site. The permittee shall ensure that all project consultants are present at the pre-grade inspection.

Initial grade – When the site has been cleared of vegetation and unapproved fill, and has been scarified, benched, or otherwise prepared for fill. No fill shall have been placed prior to this inspection.

Rough grade – When approximate final elevations have been established, drainage terraces, swales, and other drainage devices necessary for the protection of the building sites from flooding have been installed, berms have been installed at the top of the slopes, and the statements required by Section J105.12 have been received.

Final grade – When grading has been completed, all drainage devices necessary to drain the building pad have been installed, slope planting has been established, irrigation systems have been installed, and the as-built plans and required statements and reports have been submitted.

J105.8 Notification of noncompliance.

If, in the course of fulfilling their respective duties under this Appendix, the Field

Engineer, the Geotechnical Engineer, or the Engineering Geologist determines that the work is not being done in conformance with this Appendix or the approved grading plans, the Field Engineer, the Geotechnical Engineer, or the Engineering Geologist shall immediately report, in writing, the discrepancies and the recommended corrective measures to the permittee and to the Building Official.

J105.9 Transfer of responsibility.

If the Field Engineer, the Geotechnical Engineer, or the Engineering Geologist of record is changed at any time after the grading plans required pursuant to Section J104.2.2 or J104.2.3 have been approved by the Building Official, the permittee shall immediately provide written notice of such change to the Building Official. The Building Official may stop the grading from commencing or continuing until the permittee has identified a replacement and the replacement has agreed in writing to assume responsibility for those parts of the grading project that are within the replacement's area of technical competence.

J105.10 Non-inspected grading.

No person shall own, use, occupy, or maintain any non-inspected grading. For the purposes of this Code, non-inspected grading shall be defined as any grading for which a grading permit was first obtained, pursuant to Section J103, above, but which has progressed beyond any point requiring inspection and approval by the Building Official without such inspection and approval having been obtained.

J105.11 Routine field inspections and reports.

Unless otherwise directed by the Building Official, the Field Engineer for all

engineered grading projects shall prepare routine inspection reports and shall file these reports with the Building Official as follows:

1. Bi-weekly during all times when grading of 400 cubic yards or more per week is occurring on the site;

2. Monthly, at all other times; and

3. At any time when requested in writing by the Building Official.

Such reports shall certify to the Building Official that the Field Engineer has inspected the grading site and related activities and has found them in compliance with the approved grading plans and specifications, this Code, all grading permit conditions, and all other applicable ordinances and requirements. The reports shall conform to a standard "Report of Grading Activities" form, which shall be provided by the Building Official.

J105.12 Completion of work.

Upon completion of the rough grading work and at the final completion of the work, the following reports and drawings and supplements thereto are required for engineered grading or when professional inspection is otherwise required by the Building Official:

1. An "as-built" grading plan prepared by the Field Engineer retained to provide such services in accordance with Section J105.3 showing all plan revisions as approved by the Building Official. This shall include original ground surface elevations, as-built ground surface elevations, lot drainage patterns, and the locations and elevations of surface drainage facilities and the outlets of subsurface drains. As-built

locations, elevations, and details of subsurface drains shall be shown as reported by the Geotechnical Engineer.

The as-built grading plan shall be accompanied by a certification by the Field Engineer that to the best of his or her knowledge, the work within the Field Engineer's area of responsibility was done in accordance with the final approved grading plan.

2. A report prepared by the Geotechnical Engineer retained to provide such services in accordance with Section J105.4, including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved geotechnical engineering investigation report. The report shall include a certification by the Geotechnical Engineer that, to the best of his or her knowledge, the work within the Geotechnical Engineer's area of responsibility is in accordance with the approved geotechnical engineering report and applicable provisions of this Appendix. The report shall contain a finding regarding the safety of the completed grading and any proposed structures against hazard from landslide, settlement, or slippage.

3. A report prepared by the Engineering Geologist retained to provide such services in accordance with Section J105.5, including a final description of the geology of the site and any new information disclosed during the grading and the effect of such new information, if any, on the recommendations incorporated in the approved grading plan. The report shall contain a certification by the Engineering Geologist that, to the best of his or her knowledge, the work within the Engineering Geologist's area of

responsibility is in accordance with the approved engineering geology report and applicable provisions of this Appendix. The report shall contain a finding regarding the safety of the completed grading and any proposed structures against hazard from landslide, settlement, or slippage. The report shall contain a final as-built geologic map and cross-sections depicting all the information collected prior to and during grading.

4. The grading contractor shall certify, on a form prescribed by the Building Official, that the grading conforms to said as-built plan and the approved specifications.

5. When a landscape permit is required by Section 490.1 of the California Department of Water Resources Model Water Efficient Landscape Ordinance, the Landscape Architect shall certify on a form prescribed by the Building Official that the landscaping conforms to approved landscape plans and specifications.

J105.13 Notification of completion.

The permittee shall notify the Building Official when the grading operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage facilities and their protective devices, and all erosion-control measures, have been completed in accordance with the final approved grading plan, and all required reports have been submitted and approved.

J105.14 Change of ownership.

Unless otherwise required by the Building Official, when a grading permit has been issued on a site and the owner sells the property prior to final grading approval, the new property owner shall be required to obtain a new grading permit.

SECTION 72. Section J106.1 is hereby amended to read as follows:

J106.1 Maximum cut slope.

The slope of cut surfaces shall be not steeper than is safe for the intended use, and shall be not more than one unit vertical in two units horizontal (50-percent slope) unless the owner or the owner's authorized agent furnishes a geotechnical or an engineering geology report, or both, justifying a steeper slope. The reports must contain a statement by the Geotechnical Engineer or Engineering Geologist that the site was investigated and an opinion that a steeper slope will be stable and will not create a hazard to public or private property, in conformance with the requirements of Section 111. The Building Official may require the slope of the cut surfaces to be flatter in slope than 2 units horizontal to 1 unit vertical (50-percent slope) if the Building Official finds it necessary for the stability and safety of the slope.

Exceptions:

1.——A cut surface shall be permitted to be at a slope of 1.5 units horizontal to one unit vertical (67-percent slope) provided that all of the following are met:

- 4.1. It is not intended to support structures or surcharges.
- 4.2. It is adequately protected against erosion.
- 4.3. It is no more than 8 feet (2438 mm) in height.
- 4.4. It is approved by the ~~b~~Building code ~~e~~Official.
- 4.5. Ground water is not encountered.

2.——~~A cut surface in bedrock shall be permitted to be at a slope of 1 unit horizontal to 1 unit vertical (100 percent slope).~~

SECTION 73. Section J107 is hereby amended to read as follows:

SECTION J107 FILLS

J107.1 General.

Unless otherwise recommended in the geotechnical report, fills shall comply with the provisions of this Section.

Exception: The Building Official may permit a deviation from the provisions of this Appendix for minor fills not intended to support structures, where no geotechnical report has been prepared.

J107.2 Surface Preparation.

Fill slopes shall not be constructed on natural slopes steeper than 2 units horizontal to 1 unit vertical (50 percent slope). The ground surface shall be prepared to receive fill by removing vegetation, topsoil, and other unsuitable materials (including any existing fill that does not meet the requirements of this Appendix), and scarifying the ground to provide a bond with the fill material.

Subdrains shall be provided under all fills placed in natural drainage courses and in other locations where seepage is evident, except where the Geotechnical Engineer or Engineering Geologist recommends otherwise. Such sub-drainage systems shall be of a material and design approved by the Geotechnical Engineer and acceptable to the Building Official. The Geotechnical Engineer shall provide continuous inspection during the process of subdrain installations. The location of the subdrains shall be shown on a plan prepared by the Geotechnical Engineer. Excavations for the subdrains shall be inspected by the Engineering Geologist when such subdrains are included in the recommendations of the Engineering Geologist.

J107.3 Benching.

Where existing grade is at a slope steeper than one unit vertical in five units horizontal (20-percent slope) and the depth of the fill exceeds 5 feet (1524 mm), benching shall be provided into sound bedrock or other competent material as determined by the Geotechnical Engineer in accordance with Figure J107.3, or as determined by the Geotechnical Engineer. When fill is to be placed over a cut, Aa key shall be provided that is not less than 10 feet (3048 mm) in width and 2 feet (610 mm) in depth. The area beyond the toe of fill shall be sloped for sheet overflow or a paved drain shall be constructed thereon. The Geotechnical Engineer or Engineering Geologist, or both, shall inspect and approve the cut as being suitable for the foundation and placement of fill material before any fill material is placed on the excavation.

...

J107.4 Fill material.

Fill material shall not include organic, frozen, or other deleterious materials. Rock or similar irreducible material greater than 12 inches (305 mm) in any dimension shall not be included in fills.

Exception: The Building Official may permit placement of larger rock when the Geotechnical Engineer properly devises and recommends a method of placement, and continuously inspects the placement and approves the fill stability. The following requirements shall also apply:

1. Prior to issuance of the grading permit, potential rock disposal areas shall be delineated on the grading plan.

2. Rock sizes greater than 12 inches (0.3 m) in maximum dimension shall be 10 feet (3.0 m) or more below grade, measured vertically.
3. Rocks shall be placed so as to assure filling of all voids with well-graded soil.
4. The reports submitted by the Geotechnical Engineer shall acknowledge the placement of the oversized material and whether the work was performed in accordance with the engineer's recommendations and the approved plans.
5. The location of oversized rock dispersal areas shall be shown on the as-built plan.

J107.5 Compaction.

All fill material shall be compacted to a minimum of 90 percent of maximum density as determined by ASTM D1557, Modified Proctor, in lifts not exceeding 12 inches (305 mm) in depth within 40 feet (12.2 m) below finished grade and 93 percent of maximum dry density deeper than 40 feet (12.2 m) below finished grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the Geotechnical Engineer and approved by the Building Official. Where ASTM D1557, Modified Proctor, is not applicable, a test acceptable to the Building Official shall be used.

Field density shall be determined by a method acceptable to the Building Official. However, not less than ten percent of the required density tests, uniformly distributed, shall be obtained by the Sand Cone Method.

Fill slopes steeper than 2 units horizontal to 1 unit vertical (50-percent slope)

shall be constructed by the placement of soil a sufficient distance beyond the proposed finish slope to allow compaction equipment to operate at the outer surface limits of the final slope surface. The excess fill is to be removed prior to completion or rough grading. Other construction procedures may be utilized when it is first shown to the satisfaction of the Building Official that the angle of slope, construction method, and other factors will comply with the intent of this Section.

J107.6 Maximum slope.

The slope of fill surfaces shall be not steeper than is safe for the intended use. Fill slopes steeper than one unit vertical in two units horizontal (50-percent slope) shall be justified by a geotechnical reports ~~or engineering data~~ conforming to the requirements of Section 111, containing a statement by the Geotechnical Engineer that the site has been investigated and an opinion that a steeper fill slope will be stable and will not create a hazard to public or private property. Substantiating calculations and supporting data may be required where the Building Official determines that such information is necessary to verify the stability and safety of the proposed slope. The Building Official may require the fill slope to be constructed with a face flatter in slope than 2 units horizontal to 1 unit vertical (50-percent slope) if the Building Official finds it necessary for stability and safety of the slope.

J107.7 Slopes to receive fill.

Where fill is to be placed above the top of an existing slope steeper than 3 units horizontal to 1 unit vertical (33-percent slope), the toe of the fill shall be set back from the top edge of the existing slope a minimum distance of 6 feet (1.8 m) measured

horizontally or such other distance as may be specifically recommended by a Geotechnical Engineer or Engineering Geologist and approved by the Building Official.

J107.8 **Inspection of fill.**

For engineered grading, the Geotechnical Engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to ensure that the work is performed in accordance with the conditions of plan approval and the appropriate requirements of this Appendix. In addition to the above, the Geotechnical Engineer shall provide continuous inspection during the entire fill placement and compaction of fills that will exceed a vertical height or depth of 30 feet (9.1 m) or result in a slope surface steeper than 2 units horizontal to 1 unit vertical (50-percent slope).

J107.9 **Testing of fills.**

Sufficient tests of the fill soils shall be made to determine the density and to verify compliance of the soil properties with the design requirements. This includes soil types and shear strengths in accordance with Section J111 Referenced Standards.

SECTION 74. Section J108 is hereby amended to read as follows:

SECTION J108 SETBACKS

J108.1 General.

Cut and fill slopes shall be set back from the property lines in accordance with this ~~s~~Section. Setback dimensions shall be measured perpendicular to the property line and shall be as shown in Figure J108.1, unless substantiating data is submitted justifying reduced setbacks, and reduced setbacks are recommended in a geotechnical

engineering and engineering geology report approved by the Building Official.

J108.2 Top of slope.

The setback at the top of a cut slope shall be not less than that shown in Figure J108.1, or than is required to accommodate any required interceptor drains, whichever is greater. For graded slopes, the property line between adjacent lots shall be at the apex of the berm at the top of the slope. Property lines between adjacent lots shall not be located on a graded slope steeper than 5 units horizontal to 1 unit vertical (20-percent slope).

J108.3 Toe of fill sSlope protection.

The setback from the toe of a fill slope shall not be less than that shown by Figure J108.1. Where required to protect adjacent properties at the toe of a slope from adverse effects of the grading, additional protection, approved by the bBuilding eOfficial, shall be included. Examples of such protection may include but shall not be limited to:

1. Setbacks greater than those required by Figure J108.1.
2. Provisions for retaining walls or similar construction.
3. Erosion protection of the fill slopes.
4. Provision for the control of surface waters.

J108.4 Alternate setbacks.

The Building Official may approve alternate setbacks if he or she determines that no hazard to life or property will be created or increased. The Building Official may require an investigation and recommendation by a qualified engineer or Engineering Geologist to justify any proposed alternate setback.

SECTION 75. Figure J108.1 is hereby amended to read as follows:

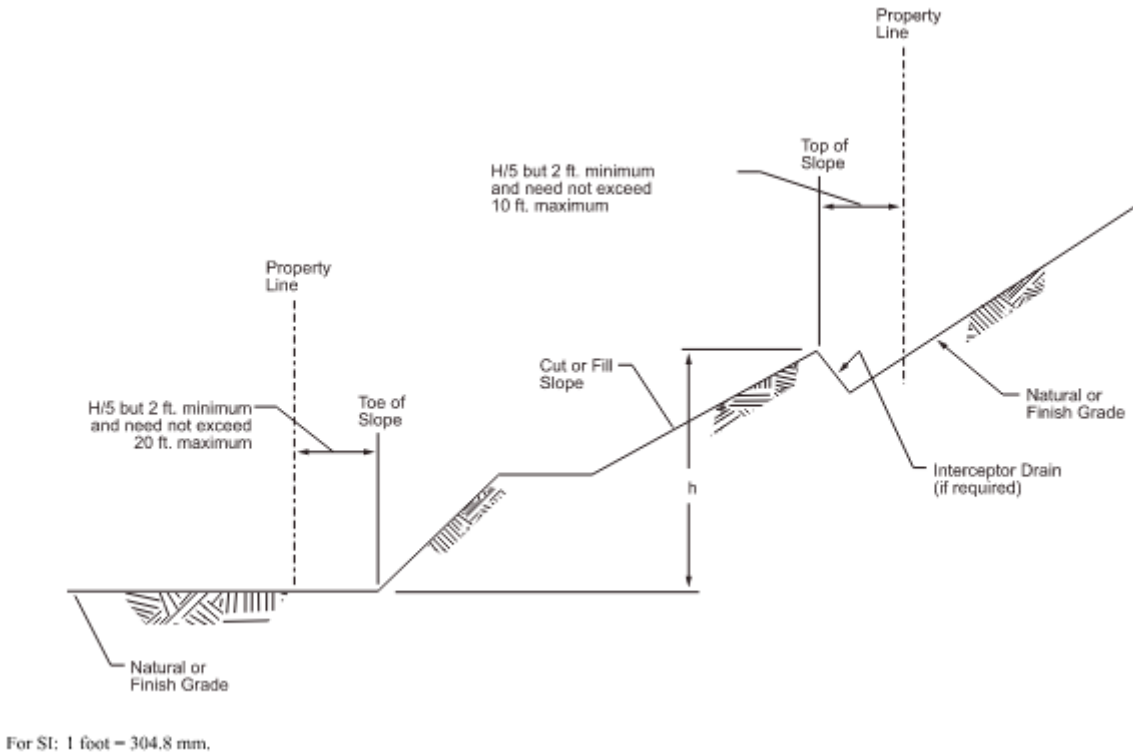


FIGURE J108.1
DRAINAGE SETBACK DIMENSIONS

SECTION 76. Section J109 is hereby amended to read as follows:

SECTION J109 DRAINAGE AND TERRACING

J109.1 General.

Unless otherwise recommended by a ~~registered design professional~~ licensed Civil Engineer and approved by the Building Official, drainage facilities and terracing shall be provided in accordance with the requirements of ~~this s~~ Section J109.2 for all cut and fill slopes 3 units horizontal to 1 unit vertical (33-percent slope) and steeper.

EXCEPTION: ~~Drainage facilities and terracing need not be provided where the ground slope is not steeper than one unit vertical in three units horizontal (33-percent slope).~~

For slopes flatter than 3 units horizontal to 1 unit vertical (33-percent slope) and steeper than 5 units horizontal to 1 unit vertical (20-percent slope), a paved swale or ditch shall be installed at 30-foot (9.1 m) vertical intervals to control surface drainage and debris. Swales shall be sized based on contributory area and have adequate capacity to convey intercepted waters to the point of disposal as defined in Section J109.5. Swales must be paved with reinforced concrete not less than 3 inches (0.08 m) in thickness, reinforced with 6-inch (0.2 m) by 6-inch (0.2 m) No. 10 by No. 10 welded wire fabric or equivalent reinforcing centered in the concrete slab or an equivalent approved by the Building Official. Swales must have a minimum flow line depth of 1 foot (0.3 m) and a minimum paved width of 18 inches (0.5 m). Swales shall have a minimum gradient of not less than 5 percent. There shall be no reduction in grade along the direction of flow unless the velocity of flow is such that slope debris will remain in suspension on the reduced grade.

J109.2 Drainage Terraces.

Drainage Terraces not less than 6 feet (1829 mm) 8 feet (2.4 m) in width shall be established at not more than 30-foot (9144 mm) vertical intervals on all cut or fill slopes to control surface drainage and debris. Suitable access shall be provided to allow for cleaning and maintenance.

~~Where more than two terraces are required, one terrace, located at~~

~~approximately mid-height, shall be at least 12 feet (3658 mm) in width.~~

~~Swales or ditches shall be provided on terraces. They shall have a minimum gradient of one unit vertical in 20 units horizontal (5-percent slope) and shall be paved with concrete not less than 3 inches (76 mm) in thickness, or with other materials suitable to the application. They shall have a depth not less than 12 inches (305 mm) and a width not less than 5 feet (1524 mm).~~

~~A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet (1256 m²) (projected) without discharging into a down drain.~~
When only one terrace is required, it shall be at mid-height. For cut or fill slopes greater than 100 feet (30.5 m) and up to 120 feet (36.6 m) in vertical height, one terrace at approximately mid-height shall be 20 feet (6.1 m) in width. Terrace widths and spacing for cut and fill slopes greater than 120 feet (36.6 m) in height shall be designed by the Civil Engineer and approved by the Building Official. Suitable access shall be provided to permit proper cleaning and maintenance.

Drainage swales on terraces shall have a longitudinal grade of not less than 5 percent nor more than 12 percent and a minimum depth of 1 foot (0.3 m) at the flow line. There shall be no reduction in grade along the direction of flow unless the velocity of flow is such that slope debris will remain in suspension on the reduced grade.
Drainage swales must be paved with reinforced concrete not less than 3 inches (0.8 m) in thickness, reinforced with 6-inch (0.2 m) by 6-inch (0.2 m) No. 10 by No. 10 welded wire fabric or equivalent reinforcing centered in the concrete slab or an approved equal paving. Drainage swales shall have a minimum depth at the deepest point of 1 foot

(0.3 m) and a minimum paved width of 5 feet (1.5 m). Drainage swales on terraces shall be sized based on contributory area and have adequate capacity to convey intercepted waters to the point of disposal as defined in Section J109.5. Downdrains or drainage outlets shall be provided at approximately 300 foot (91.4 m) intervals along the drainage terrace or at equivalent locations. Down drains and drainage outlets shall be of approved materials and of adequate capacity to convey the intercepted waters to the point of disposal as defined in Section J109.5.

J109.3 Interceptor drains and overflow protection.

Berms, interceptor drains, swales, or other devices shall be installed along the top of cut slopes receiving drainage from a tributary width greater than 40 feet (12 192-mm), measured horizontally to prevent surface waters from overflowing onto and damaging the face of a slope. Berms used for slope protection shall not be less than 12 inches (0.3 m) above the level of the pad and shall slope back at least 4 feet (1.2 m) from the top of the slope.

Interceptor drains shall be installed along the top of graded slopes greater than 5 feet in height receiving drainage from a slope with a tributary width greater than 30 feet (9.1 m), measured horizontally. They shall have a minimum depth of 1 foot (305 mm) and a minimum width of 3 feet (915 mm). The slope shall be approved by the Building Official, but shall be not less than one unit vertical in 50 units horizontal (2-percent slope). The drain shall be paved with concrete not less than 3 inches (76mm) in thickness, or by other materials suitable to the application, and reinforced as required

for drainage terraces. Discharge from the drain shall be accomplished in a manner to prevent erosion and shall be approved by the Building Official.

. . .

J109.5 Disposal.

All drainage facilities shall be designed to convey waters to the nearest-practicable street, storm drain, or natural watercourse or drainage way approved by the Building Official or other appropriate governmental agency, provided that the discharge of such waters at that location will not create or increase a hazard to life or property. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices. Desilting basins, filter barriers, or other methods, as approved by the Building Official, shall be utilized to remove sediments from surface waters before such waters are allowed to enter streets, storm drains, or natural watercourses. If the drainage device discharges onto natural ground, riprap or a similar energy dissipator may be required.

Building pads shall have a minimum drainage gradient of 2 percent toward an approved drainage facility or a public street unless otherwise directed by the Building Official. A lesser slope may be approved by the Building Official for sites graded in relatively flat terrain, or where special drainage provisions are made, when the Building Official finds such modification will not result in a hazard to life or property.

SECTION 77. Section J110 is hereby amended to read as follows:

SECTION J110 SLOPE PLANTING AND EROSION CONTROL

J110.1 General.

The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control shall ~~be permitted to~~ consist of effective planting, erosion control blankets, soil stabilizers, or other means as approved by the Building Official.

Exception: Erosion control measures need not be provided on cut slopes not subject to erosion due to the erosion-resistant character of the materials, as approved by the Project Consultants to the satisfaction of the Building Official.

. . .

J110.3 Planting.

The surface of all cut slopes more than 5 feet (1.5 m) in height and fill slopes more than 3 feet (0.9 m) in height shall be protected against damage from erosion by planting with grass or ground cover plants. Slopes exceeding 15 feet (4.6 m) in vertical height shall also be planted with shrubs, spaced at not to exceed 10 feet (3 m) on center, or trees, spaced at not to exceed 20 feet (6.1 m) on center; or a combination of shrubs and trees at an equivalent spacing, in addition to grass or ground cover plants. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site.

Plant material shall be selected that will produce a coverage of permanent planting to effectively control erosion. Consideration shall be given to deep-rooted plant material needing limited watering, maintenance, high root to shoot ratio, wind susceptibility, and fire-retardant characteristics. All plant materials must be approved by the Building Official.

Planting may be modified for the site if specific recommendations are provided by both the Geotechnical Engineer and a Landscape Architect. Specific recommendations must consider soils and climatic conditions, irrigation requirements, planting methods, fire-retardant characteristics, water efficiency, maintenance needs, and other regulatory requirements. Recommendations must include a finding that the alternative planting will provide a permanent and effective method of erosion control. Modifications to planting must be approved by the Building Official prior to installation.

J110.4 Irrigation.

Slopes required to be planted by Section J110.3 shall be provided with an approved system of irrigation that is designed to cover all portions of the slope. Irrigation system plans shall be submitted to and approved by the Building Official prior to installation. A functional test of the system may be required.

For slopes less than 20 feet (6.1 m) in vertical height, hose bibs to permit hand watering will be acceptable if such hose bibs are installed at conveniently accessible locations where a hose no longer than 50 feet (15.2 m) is necessary for irrigation.

Irrigation requirements may be modified for the site if specific recommendations are provided by both the Geotechnical Engineer and a Landscape Architect. Specific recommendations must consider soils and climatic conditions, plant types, planting methods, fire-retardant characteristics, water efficiency, maintenance needs, and other regulatory requirements. Recommendations must include a finding that the alternative irrigation method will sustain the proposed planting and provide a permanent and

effective method of erosion control. Modifications for irrigation systems must be approved by the Building Official prior to installation.

J110.5 Plans and specifications.

Planting and irrigation plans shall be submitted for slopes that are required to be planted and irrigated pursuant to Sections J110.3 and J110.4. Except as otherwise required by the Building Official for minor grading, the plans for slopes 20 feet (6.1 m) or more in vertical height shall be prepared and signed by a Civil Engineer or Landscape Architect. If requested by the Building Official, planting and irrigation details shall be included on the grading plan.

J110.6 Rodent control.

Fill slopes shall be protected from potential slope damage by a preventative program of rodent control.

J110.7 Release of security.

The planting and irrigation systems required by this Section shall be installed as soon as practical after rough grading. Prior to final approval of grading and before the release of the grading security, the planting shall be well established and growing on the slopes, and there shall be evidence of an effective rodent control program.

J110.8 National Pollutant Discharge Elimination System (NPDES) compliance.

J110.8.1 **General.**

All grading plans and permits and the owner of any property on which such grading is performed shall comply with the provisions of this Section for NPDES compliance.

All best management practices shall be installed before grading begins or as instructed in writing by the Building Official for unpermitted grading as defined by Section J103.3. As grading progresses, all best management practices shall be updated as necessary to prevent erosion and to control construction-related pollutants from discharging from the site. All best management practices shall be maintained in good working order to the satisfaction of the Building Official until final grading approval has been granted by the Building Official and all permanent drainage and erosion control systems, if required, are in place. Failure to comply with this Section is subject to "Noncompliance Penalties" pursuant to Section J110.8.5. Payment of a penalty shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work.

J110.8.2 **Storm Water Pollution Prevention Plan (SWPPP).**

The Building Official may require a SWPPP. The SWPPP shall contain details of best management practices, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to control construction-related pollutants that originate from the site as a result of construction-related activities. When the Building Official requires a SWPPP, no grading permit shall be issued until the SWPPP has been submitted to and approved by the Building Official.

For unpermitted grading as defined by Section J103.3, upon written request, a SWPPP in compliance with the provisions of this Section and Section 106.4.3 for NPDES compliance shall be submitted to the Building Official. Failure to comply with this Section is subject to "Noncompliance Penalties" per Section J110.8.5. Payment of a penalty shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work.

J110.8.3 Erosion and Sediment Control Plans (ESCP).

Where a grading permit is issued and the Building Official determines that the grading will not be completed prior to November 1, the owner of the site on which the grading is being performed shall, on or before October 1, file or cause to be filed with the Building Official an ESCP. The ESCP shall include specific best management practices to minimize the transport of sediment and protect public and private property from the effects of erosion, flooding, or the deposition of mud, debris, or construction-related pollutants. The best management practices shown on the ESCP shall be installed on or before October 15. The plans shall be revised annually or as required by the Building Official to reflect the current site conditions.

The ESCP shall be accompanied by an application for plan checking services and plan-checking fees in an amount determined by the Building Official, up to but not exceeding 10 percent of the original grading permit fee.

Failure to comply with this Section is subject to "Noncompliance Penalties" pursuant to Section J110.8.5. Payment of a penalty shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work.

J110.8.4 Storm Water Pollution Prevention Plan (SWPPP), effect of noncompliance.

Should the owner fail to submit the SWPPP or the ESCP as required by Section J110.8, or fail to install the best management practices, it shall be deemed that a default has occurred under the conditions of the grading permit security. The Building Official may thereafter enter the property for the purpose of installing, by County forces or by other means, the drainage, erosion control, and other devices shown on the approved plans, or if there are no approved plans, as the Building Official may deem necessary to protect adjoining property from the effects of erosion, flooding, or the deposition of mud, debris, or constructed-related pollutants.

The Building Official shall also have the authority to impose and collect the penalties imposed by Section J110.8.5. Payment of a penalty shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work.

J110.8.5 Noncompliance penalties.

The amount of the penalties shall be as follows:

1. If a SWPPP or an ESCP is not submitted as prescribed in

Sections J110.8.2 and J110.8.3:

<u>Grading Permit Volume</u>	<u>Penalty</u>
<u>1-10,000 cubic yards (1-7645.5 m³)</u>	<u>\$50.00 per day</u>
<u>10,001-100,000 cubic yards (7646.3-76455 m³)</u>	<u>\$250.00 per day</u>
<u>More than 100,000 cubic yards (76455 m³)</u>	<u>\$500.00 per day</u>

2. If the best management practices for storm water pollution prevention and wet weather erosion control, as approved by the Building Official, are not installed as prescribed in this Section J110.8:

<u>Grading Permit Volume</u>	<u>Penalty</u>
<u>1-10,000 cubic yards (1-7645.5 m³)</u>	<u>\$100.00 per day</u>
<u>10,001-100,000 cubic yards (7646.3-76455 m³)</u>	<u>\$250.00 per day</u>
<u>More than 100,000 cubic yards (76455 m³)</u>	<u>\$500.00 per day</u>

NOTE: See Section 108 for inspection request requirements.

SECTION 78. Section J111 is hereby amended to read as follows:

SECTION J111 REFERENCED STANDARDS

~~**J111.1 General.** See Table J111.1 for standards that are referenced in various sections of this appendix. Standards are listed by the standard identification with the effective date, standard title, and the section or sections of this appendix that reference the standard.~~

TABLE J111.1 – REFERENCED STANDARDS

ASTM D1557 12E1	Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort [56,000 ft lb/ft ³ (2,700kN m/m ³)].	J 107.5
ASCE/SEI 7-22	Minimum Design Loads and Associated Criteria for Buildings and Other Structures	J104.4

These regulations establish minimum standards and are not intended to prevent the use of alternate materials, methods, or means of conforming to such standards, provided such alternate has been approved by the Building Official.

The Building Official shall approve such an alternate provided they determine that the alternate is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, durability, and safety.

The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims regarding the alternate.

The standards listed below are recognized standards. Compliance with these recognized standards shall be prima facie evidence of compliance with the standards set forth in Sections J104 and J107.

<u>ASTM D 1557 – Latest Revision</u>	<u>Laboratory Characteristics Compaction of Soil Using Modified Effort</u>	<u>J107.5</u>
<u>ASTM D 1556 – Latest Revision</u>	<u>Density and Unit Weight of Soils In Place by the Sand Cone Method</u>	<u>J104.2.3, J104.3 and J107.9</u>
<u>ASTM D 2167 – Latest Revision</u>	<u>Density and Unit Weight of Soils In Place by the Rubber Balloon Method</u>	<u>J104.2.3 J104.3 and J107.9</u>
<u>ASTM D 2937 – Latest Revision</u>	<u>Density of Soils in Place by the Drive Cylinder Method</u>	<u>J104.2.3 J104.3 and J107.9</u>
<u>ASTM D 2922 – Latest Revision</u>	<u>Density of Soil and Soil Aggregate In Place by Nuclear Methods</u>	<u>J104.2.3 J104.3 and J107.9</u>
<u>ASTM D 3017 – Latest Revision</u>	<u>Water Content of Soil and Rock in Place by Nuclear Methods</u>	<u>J104.2.3, J104.3 and J107.9</u>

SECTION 79. Section Q101.1 is hereby amended to read as follows:

PQ101.1 Scope.

This appendix shall be applicable applies to emergency housing and emergency housing facilities, as defined in Section Q102, when and to the extent that the County of Los Angeles Board of Supervisors ("Board") finds, by motion, resolution, or otherwise, that this appendix applies to a specific state of emergency, local emergency, or declaration of shelter crisis.

SECTION 80. Section Q102.1 is hereby amended to read as follows:

Q102.1 General.

...

ENFORCING AGENCY. The Building Official as defined in Section 104.3 of this

Code.

. . .

SECTION 81. Section Q103.1 is hereby amended to read as follows:

Q103.1 General.

Emergency sleeping cabins, emergency transportable housing units, membrane structures and tents constructed and/or assembled in accordance with this appendix, shall be occupied only during the duration of the declaration of state of emergency, local emergency, or shelter crisis.

. . .

SECTION 82. Section Q103.4 is hereby amended to read as follows:

Q103.4 Fire and life safety requirements not addressed in this appendix.

If not otherwise addressed in this appendix, fire and life safety measures, including, but not limited to, means of egress, fire separation, fire sprinklers, smoke alarms, and carbon monoxide alarms, shall be determined and enforced by the enforcing agency in consultation with the County Departments of Public Health, Fire, and other pertinent County departments, as applicable.

SECTION 83. Section Q106.1 is hereby amended to read as follows:

Q106.1 General.

. . .

Tents and membrane structures shall be provided with means of ventilation (natural and/or mechanical) allowing for adequate air replacement, as determined by

the enforcing agency.

SECTION 84. Section Q107.1 is hereby amended to read as follows:

Q107.1 General.

Emergency housing shall comply with the applicable requirements in Chapter 11B and/or the US Access Board Final Guidelines for Emergency Transportable Housing as determined by the enforcing agency.

...

SECTION 85. Section Q110.1.1 is hereby added to read as follows:

Q110.1.1 Backflow prevention.

Backflow prevention devices shall be provided in accordance with Section 602.3 of the Plumbing Code.

SECTION 86. Section Q110.1.2 is hereby added to read as follows:

Q110.1.2 Drinking fountains.

An adequate number of drinking fountains, bottle fillers, or drinking facilities shall be provided as determined by the enforcing agency.

SECTION 87. Section Q110.3 is hereby amended to read as follows:

Q110.3 Toilet and bathing facilities.

...

The maximum travel distance from any sleeping and/or living area to the toilet facility shall not exceed 300 feet (91.4 m) or as determined by the enforcing agency.

SECTION 88. The provisions of this ordinance contain various changes, modifications, and additions to the 2025 California Building Code. Some of those

changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Building Standards Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code that are contained in this ordinance are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles due to the potential for seismic activity in the region, topographical conditions that contribute to the spread of wild fires, and climatic conditions that impact air quality and increase the risk of wild fires. In addition, the Board of Supervisors expressly finds that these changes and modifications are substantially equivalent to changes or modifications previously filed with the California Building Standards Commission by the County of Los Angeles and which were in effect as of September 30, 2025, or relate to home hardening. Without limiting the foregoing, the County makes additional findings herein:

BUILDING CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
113.5, 113.5.1, 113.5.2	Administrative	This is an administrative amendment to clarify that structures meeting the conditions specified and affected by the 2025 Eaton and Palisades fire are not required under the Alquist-Priolo Act to conduct an active fault study.
701A.1 701A.2	Climatic	Clarifies the application of Chapter 5 of the California Wildland Interface Code 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 701A.5 701A.6	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.
701A.7	Climatic	Disallows the use of Class B 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.
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 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.
1613.8 and 1613.8.1	Geological	Observed damages to one- and two-family dwellings of light frame construction after the Northridge Earthquake may have been partially attributed to vertical

Code Section	Condition	Explanation of Amendment
		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 7-22, 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.
1613.8.2	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 sub-diaphragm 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.
1613.8.3	Geological	The inclusion of the importance factor in the referenced

Code Section	Condition	Explanation of Amendment
		Section 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 the referenced equation in Section 12.8.6 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.
1613.9	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.
1613.10	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

Code Section	Condition	Explanation of Amendment
		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 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

Code Section	Condition	Explanation of Amendment
		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 two-family 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

Code Section	Condition	Explanation of Amendment
		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 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 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 wood-destroying 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	No substantiating data has been provided to show that

	Geological	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 wood-destroying 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 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.
1905.6.2	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.
1905.8 through 1905.10	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 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 hand-driven 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 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 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.
2305.4	Geological	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.
2306.2 2306.3 2307.2 2308.10.5.1 2308.10.5.2	Geological	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

Figure 2308.10.5.1 and Figure 2308.10.5.2		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. 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.
2308.10.8.1	Geological	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.
Table 2308.10.1	Geological	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.
2308.10.9	Geological	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.

3114;	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
Appendix C	Climatic, Geologic, Voluntary appendix	Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various agricultural and animal husbandry establishments. 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, particularly the rural areas, which are often used for agricultural purposes. Furthermore, 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 need for agricultural buildings to perform appropriately in the County due to its geology and climate, adoption of building standards for such structures is required.
Appendix H	Climatic, Geologic, Voluntary appendix	Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various signs used in the County. The Los Angeles 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. In addition, weather events occur seasonally with high winds such as the Santa Ana

		Winds. Due to the need for signs to perform well in the County due to its climate and geology, adoption of building standards for signs is required.
H103.1	Geologic, Administrative, Voluntary appendix	Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various signs used in the County. 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. This provision is amended to cross-reference to applicable legal provisions and also to ensure that signs are located in such a way as to avoid damage to adjacent structures and people given the potential for earthquakes in the County.
H103.2	Geologic, Administrative, Voluntary appendix	Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various signs used in the County. 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. This provision is amended to cross-reference to applicable legal provisions and also to ensure that sign projections and clearances are located in such a way as to avoid damage to adjacent structures and people given the potential for earthquakes in the County.
H104.1	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. Due to the risk of geologic activities in the Southern California area, buildings and structures require a high level of performance, which is directly proportional to the weight of a structure. By adding the weight of a sign to the identification placard, it will improve the ability to provide structural verification in the event of damage or future modifications.
H105.1	Administrative, Voluntary appendix	The amendment provides a cross reference to Chapter 24 for user convenience.
H106.1, H106.2	Administrative, Voluntary	This change corrects a call out from the model electrical code to the relevant local electrical code and clarifies

	appendix	that a separate electrical permit is required for user convenience.
H110.1	Climatic, Voluntary appendix	Due to the potential for severe local weather conditions with torrential rain, it is necessary to clarify that no portions of the roof sign and supporting members may interfere with proper roof drainage to prevent the potential for roof collapse due to water accumulation.
H116	Climatic, Voluntary appendix	Due to the potential for severe local weather with high speed winds and hot, dry conditions, it is necessary that the most recent test standards as specified in Chapter 35 are adopted in lieu of the older test standards specified in Section H116. This ensures that the risk from fires is minimized.
J101.1 to J101.9	Geological Topographical Climatic	Sections revised to include erosion and sediment control measures to address the complex and diverse set of soil types and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J101.10	Geological Topographical Climatic	Section revised to maintain safety and integrity of public or private property adjacent to grading sites due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J103.1 – J103.2 and Figure J103.2	Geological Topographical Climatic	Sections revised to provide adequate control of grading operations typical to the greater Los Angeles County/Long Beach region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J104.2.1 – J104.4	Geological Topographical Climatic	Sections revised or added to provide adequate control of grading operations typical to the greater Los Angeles County/Long Beach region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J105.1- J105.14	Geological Topographical Climatic	Sections revised or added to provide adequate control of grading operations typical to the greater Los Angeles County/Long Beach region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J106.1	Geological Topographical Climatic	Section revised to require more stringent cut slope ratios to address the complex and diverse set of soil types and geologic conditions that exist in the greater

		Los Angeles County/Long Beach region.
J107.1- J107.7	Geological Topographical Climatic	Sections revised to provide more stringent fill requirements for slope stability and settlement due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J107.8 – J107.9	Geological Topographical Climatic	Sections revised to provide more stringent inspection and testing requirements for fill slope stability due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J108.1 – J108.4	Geological Topographical Climatic	Sections revised to provide more stringent slope setback requirements to address the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J109.1 – J109.3	Geological Topographical Climatic	Sections revised to provide more stringent drainage and terracing requirements to address the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J109.5	Geological Topographical Climatic	Subsection added to provide for adequate outlet of drainage flows due to the diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J110.1 - J110.8.5	Geological Topographical Climatic	Sections revised or added to provide for State requirements of storm water pollution prevention and more stringent slope planting, and slope stability requirements to control erosion due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J111	Geological Topographical Climatic	Section revised to reference additional standards for soils testing due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
Appendix Q Q101.1, Q102.1, Q103.1, Q103.4, Q107.1	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, local emergency or state of emergency. The modifications to this appendix are administrative in nature, to provide clarification of various provisions of the language of this voluntary

		Appendix.
Q106.1	Climatic	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.
Q110.1.1, Q110.1.2	Administrative	These sections are 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.
Q110.3	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.

SECTION 89. This ordinance shall become operative on January 1, 2026.

[TITLE26BUILDINGCODE2025CSCC]

ANALYSIS

This ordinance repeals those provisions of Title 27 – Electrical Code of the Los Angeles County Code – that incorporate by reference portions of the 2022 California Electrical Code, and replaces them with provisions incorporating by reference portions of the 2025 California Electrical Code, published by the California Building Standards Commission. Unless deleted or modified herein, the previously enacted provisions of Title 27 continue in effect.

State law requires that the County's Electrical Code impose the same requirements as are contained in the building standards published in the most recent edition of the California Electrical Code except for changes or modifications deemed reasonably necessary by the County because of local climatic, geological, or topographical conditions. The changes and modifications to requirements contained in the building standards published in the 2025 California Electrical Code that are contained in this ordinance are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions. This ordinance also makes certain modifications to the administrative provisions of Title 27.

DAWYN R. HARRISON
County Counsel

By
MARGARET AMBROSE
Senior Deputy County Counsel
Public Works Division

ORDINANCE NO. _____

An ordinance amending Title 27 – Electrical Code of the Los Angeles County Code – by adopting and incorporating by reference portions of the 2025 California Electrical Code with certain changes and modifications, and making other revisions thereto.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Sections 89.102 through 89.114 of Article 89, Article 90, Chapters 1 through 9, and Annexes A, B, C, D, E, F, G, H, I, and J, which incorporate by reference and modify portions of the 2022 California Electrical Code, are hereby repealed.

SECTION 2. Section 80-1.5 is hereby amended to read as follows:

Sec. 80-1.5. California Electrical Code (CEC) Adoption by Reference.

Except as hereinafter changed or modified, Sections 89.102 through 89.114 of Article 89, Article 90, Chapters 1 through 9, and Annexes A, B, C, D, E, F, G, H, I, and J of that certain Electrical Code known and designated as the ~~2022~~2025 California Electrical Code as published by the California Building Standards Commission are adopted and incorporated by reference into this Title 27 of the Los Angeles County Code as if fully set forth below, as Sections 89.102 through 89.114 of Article 89, Article 90, Chapters 1 through 9, and Annexes A, B, C, D, E, F, G, H, I, and J of Title 27 of the Los Angeles County Code.

A copy of the ~~2022~~2025 California Electrical Code, hereinafter referred to as the CEC, shall be at all times maintained by the Chief Electrical Inspector for use and examination by the public.

~~SECTION 3.~~ ~~Section 220.41 is hereby added to read as follows:~~

~~Sec. 220.41. Energy Storage Readiness.~~

~~For all new one and two family dwelling units, the service panels and/or sub panels shall have the capacity of an additional load not less than 5 Kva kVA for every 2,000 square feet of living space or any fraction thereof, designated to accommodate future energy storage system(s). This load shall be considered continuous and demand factors shall not apply. Additionally, the service panels and/or sub panels shall have space(s) reserved/dedicated to permit installation of the branch circuit overcurrent protective device(s) for the energy storage system.~~

SECTION 3. Section 80-10 is hereby amended to read as follows:

Sec. 80-10. Annual Review of Fees

The fees in this Code shall be reviewed annually by the Director of Public Works. Beginning on July 1, 1992, and thereafter on each succeeding July 1, the amount of each fee in this Code shall be adjusted as follows: Calculate the percentage movement between March of the previous year and March of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles-Long Beach-Anaheim, CA areas, as published by the United States Government Bureau of Labor Statistics, and adjust each fee by said percentage amount ~~and round off to the nearest ten (10) cents;~~ provided, however, no adjustment shall decrease any fee and no fee

shall exceed the reasonable cost of providing services. When it is determined that the amount reasonably necessary to recover the cost of providing services is in excess of this adjustment, the Building Official may present fee proposals to the Board of Supervisors for approval.

SECTION 4. The provisions of this ordinance contain ~~various changes, modifications, and additions to the 2022 2025~~ California Electrical Code. ~~Some of these changes~~ and are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Electrical Code.

~~Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code contained in this ordinance that are not administrative in nature are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles, as more particularly described in the table set forth below.~~

TABLE

ELECTRICAL CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
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

ELECTRICAL CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
		the electrical grid and, in turn, reduce the use of fossil fuels and improve air quality. The proposed amendment will provide a cost-effective 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.

SECTION 5. This ordinance shall become operative on January 1, ~~2023~~ 2026.

ANALYSIS

This ordinance repeals those provisions of Title 28 – Plumbing Code – of the Los Angeles County Code, that had incorporated by reference portions of the 2022 Edition of the California Plumbing Code and replaces them with provisions incorporating by reference portions of the 2025 California Plumbing Code, published by the California Building Standards Commission, with certain changes and modifications. Unless deleted or modified herein, the previously enacted provisions of Title 28 continue in effect.

State law requires that the County's Plumbing Code impose the same requirements as are contained in the building standards published in the most recent edition of the California Plumbing Code except for changes or modifications deemed reasonably necessary by the County because of local climatic, geologic, or topographic conditions.

The changes and modifications to requirements contained in the building standards published in the 2025 California Plumbing Code that are contained in this ordinance are based upon express findings contained in the ordinance that such changes are reasonably necessary due to local climatic, geologic, or topographic conditions. These changes and modifications are substantially equivalent to changes or modifications previously filed with the California Building Standards Commission by the County of Los Angeles which were in effect as of September 30, 2025, in compliance with recent changes to section 17958 of the California Health and Safety Code.

This ordinance also makes certain modifications to the administrative provisions of Title 28.

DAWYN R. HARRISON
Acting County Counsel

By
MARGARET AMBROSE
Senior Deputy County Counsel
Public Works Division

MA/CBS:rm

Requested: 08/21/25
Revised:

ORDINANCE NO. _____

An ordinance amending Title 28 – Plumbing Code – of the Los Angeles County Code, to adopt and incorporate by reference portions of the 2025 California Plumbing Code, with certain changes and modifications, and to make other revisions thereto.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Sections 119.1.2.0 through 119.1.14.0 of Chapter 1, Chapters 2 through 17, Appendices A, B, D, H, I, and J, of the Los Angeles County Code, which incorporate by reference and modify portions of the 2022 California Plumbing Code, and Appendix S, are hereby repealed.

SECTION 2. Chapter 1 is hereby amended to read as follows:

CHAPTER 1

ADMINISTRATION

100 ADOPTION AND INCORPORATION BY REFERENCE.

Except as hereinafter changed or modified, Sections 1.2.0 through 1.14.0 of Chapter 1, Division I, of that certain Plumbing Code known and designated as the 20222025 California Plumbing Code, as published by the California Building Standards Commission, are adopted and incorporated by reference into this Title 28 of the Los Angeles County Code as if fully set forth below, and shall be known as Sections 119.1.2.0 through 119.1.14.0, respectively, of Chapter 1 of Title 28 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 17 and Appendices A, B, D, H, I, and J, of that certain Plumbing Code known and designated as the ~~2022~~2025 California Plumbing Code as published by the California Building Standards Commission, are adopted and incorporated by reference into this Title 28 of the Los Angeles County Code as if fully set forth below, and shall be known as Chapters 2 through 17, and Appendices A, B, D, H, I, and J, of Title 28 of the Los Angeles County Code.

A copy of the ~~2022~~2025 California Plumbing Code shall be at all times maintained by the Chief Plumbing Inspector for use and examination by the public.

. . .

SECTION 3. Section 204.0 is hereby amended to read as follows:

204.0 **– B –**

. . .

Building Code. The most recent edition of Title 26 of the Los Angeles County Code.

. . .

SECTION 4. Section 206.0 is hereby amended to read as follows:

206.0 **– D –**

. . .

Demand Hot Water Recirculation System. A hot water recirculation system requiring manual activation and equipped with a thermostat that will automatically shut off the recirculation pump when the water temperature reaches a preset level at the point of use.

...

SECTION 5. Section 207.0 is hereby amended to read as follows:

207.0 **– E –**

...

Electrical Code. The most recent edition of Title 27 of the Los Angeles County Code.

...

SECTION 6. Section 210.0 is hereby amended to read as follows:

210.0 **– H –**

...

Hot Water Recirculation System. A hot water distribution system that reduces the time needed to deliver hot water to fixtures that are distant from the water heater, boiler, or other water heating equipment. The recirculation system is comprised of hot water supply and return piping with shutoff valves, balancing valves, and circulating pumps, and a method of controlling the circulating system.

...

SECTION 7. Section 215.0 is hereby amended to read as follows:

215.0 **– M –**

...

Mechanical Code. The most recent edition of Title 29 of the Los Angeles County Code.

...

SECTION 8. Section 301.2.2 is hereby amended to read as follows:

301.2.2 Standards. Standards listed or referred to in this eChapter or other chapters cover materials that will conform to the requirements of this eCode, where used in accordance with the limitations imposed in this or other chapters thereof and their listing. Where a standard covers materials of various grades, weights, quality, or configurations, the portion of the listed standard that is applicable shall be used. Design and materials for special conditions or materials not provided for herein shall be permitted to be used only by special permission of the Authority Having Jurisdiction after the Authority Having Jurisdiction has been satisfied as to their adequacy. A list of plumbing standards that appear in specific sections of this eCode is referenced in Table 1701.1. Standards referenced in Table 1701.1 shall be applied as indicated in the applicable referenced section. A list of additional approved standards, publications, practices, and guides that are not referenced in specific sections of this eCode appear in Table 1701.2. Solar thermal energy systems and material standards are referenced in Tables S 18.1 and S 18.2 of Appendix S. ~~AN~~APMO Installation Standards ~~is~~are referenced in Appendix I for the convenience of the users of this eCode. It is not considered as a part of this eCode unless formally adopted as such by the Authority Having Jurisdiction.

SECTION 9. Section 301.3 is hereby amended to read as follows:

301.3 Alternate Materials and Methods of Construction
Equivalency and Modifications.

301.3.1 Alternate Materials and Methods of Construction.

Nothing in this eCode is intended to prevent the use of systems, methods, or devices of equivalent or superior quality, strength, fire resistance, effectiveness, durability, and safety over those prescribed by this eCode. Technical documentation

shall be submitted to the Authority Having Jurisdiction to demonstrate equivalency prior to installation. The Authority Having Jurisdiction shall have the authority to approve or disapprove the system, method, or device for the intended purpose on a case-by-case basis. [HCD 1] (See Section 1.8.7).

...

301.3.1.1 Testing.

...

301.3.1.1.1 Tests.

...

301.3.1.2.1.2 Request by Authority Having Jurisdiction.

...

301.3.2 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the Authority Having Jurisdiction shall have the authority to grant modifications on a case-by-case basis, upon application of the owner or the owner's authorized agent, provided the Authority Having Jurisdiction shall first find that a special individual reason makes the strict letter of this Code impractical, that the modification is in conformity with the spirit and purpose of this Code, and that such modification does not lessen any health, fire-protection, or other life-safety-related requirements. The details of any action granting modifications shall be recorded and entered in the files of the Authority Having Jurisdiction. Application for approval of a modification shall be in accordance with Section 103.12.2.

SECTION 10. Section 304.1 is hereby amended to read as follows:

304.1 General. Plumbing fixtures, drains, appurtenances, and

appliances, used to receive or discharge liquid wastes or sewage, shall be connected properly to the drainage system of the building or premises, in accordance with the requirements of this eCode.

Exception: *[HCD 1] Limited-density owner-built rural dwellings. Where conventional plumbing, in all or in part, is installed within the structure, it shall be installed in accordance with the provisions of this eCode. Alternative materials and methods shall be permitted provided that the design complies with the intent of the eCode, and that such alternatives shall perform to protect health and safety for the intended purpose.*

Dual waste piping shall be installed to permit the discharge from clothes washers, bathtubs, showers, and bathroom/restroom wash basins to be used for a graywater irrigation system. Partial connection of plumbing fixtures to the graywater system, based on accepted engineering practices and required volume of water for irrigation, shall be accepted. Graywater systems shall be designed and installed in accordance with Chapter 15 and other parts of this Code.

Exceptions:

(1) Buildings with a graywater system, rain catchment system, or recycled water system.

(2) Sites with landscape areas not exceeding 500 square feet.

(3) Projects where graywater systems are not permitted due to geological conditions.

(4) Additions and alterations that use the existing building drain.

SECTION 11. Section 601.2.3 is hereby added to read as follows:

601.2.3 **Hot Water Recirculation Systems.** A hot water recirculation system shall be installed, as defined in Chapter 2, and shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives. Hot water recirculation systems may include, but are not limited to, the following:

- (1) Timer-initiated systems.
- (2) Temperature sensor-initiated systems.
- (3) Occupancy sensor-initiated systems.
- (4) Smart hot water recirculation systems.
- (5) Demand hot water recirculation systems.
- (6) Other systems acceptable to the Authority Having Jurisdiction.

Exception: Minor additions and alterations as determined by the Authority Having Jurisdiction that use the existing water distribution pipe system and which does not contain a hot water recirculation system.

SECTION 12. Section 609.7 is hereby amended to read as follows:

609.7 **Abutting Lot.** Nothing contained in this eCode shall be construed to prohibit the use of all or part of an abutting or adjacent lot or lots to:

...

SECTION 13. Section 721.3 is hereby added to read as follows:

721.3 **Public Sewer.** If the public sewer does not extend to a point from which each building on a lot or parcel of land large enough to permit future subdivision can be independently served, the property owner shall construct a public sewer as required by Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewer and Industrial Waste), to provide adequate sewerage for each such

possible parcel.

Exception: When the Authority Having Jurisdiction finds that the character of a lot is such that no further subdivision can be reasonably anticipated, or the use is such as to preclude subdivision, or where the owner has executed a covenant stating that the lot or parcel of land, together with all improvements thereon, will be maintained as a unit and that before any subdivision is made or any portion of said lot is transferred to another owner, separate sewerage facilities as hereinbefore required in this Section will be installed, the drainage system of all buildings may be connected to a common building sewer or private sewage disposal system. The covenant shall be recorded by the owner in the office of the Registrar-Recorder as part of the conditions of ownership of said property. Such agreement shall be binding on all heirs, successors, and assigns to said property.

This exception shall apply only while the whole of such lot remains in one undivided ownership. Upon the transfer of any portion of such lot other than the whole thereof to another owner, whether such transfer is made before or after the operative date of the ordinance adding this provision, the exception shall cease and a person shall not use or maintain any building or structure except in compliance with the provisions of this Code. As used in this Section, a sale, foreclosure, or contract to sell by the terms of which the purchaser is given the right of possession shall be deemed a transfer.

SECTION 14. Section 728.0 is hereby added to read as follows:

728.0 Building Sewer Connection Requirements.

728.1 Size. That portion of the building sewer extending from the

public sewer to the property line shall be not less than 4 inches (100 mm) in internal diameter.

728.2 **Depth.** When laid within the limits of any public thoroughfare when the public sewer is sufficiently deep, no building sewer shall be less than 6 feet (1.8 m) below grade. Whenever practicable, the alignment and grade of each building sewer shall be straight from the public sewer to the property line.

728.3 **Taps and Saddles.** Whenever it becomes necessary to connect a building sewer to a public sewer at a point where no branch fitting has been installed in the public sewer, such connection shall be made as required by Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewer and Industrial Waste).

728.4 **Connection to Trunks.** Whenever required, an approved-type unvented running trap shall be installed in each building sewer, which is connected directly to a trunk sewer by any means whatsoever. Each such running trap shall be installed in the building sewer between the house drain or drains and the connection to the trunk sewer. A T-type cleanout shall be installed in the building sewer immediately below the running trap. This cleanout need not be extended to grade. Every running trap and cleanout shall be located on the lot served by the building sewer.

728.5 **Street Widening.** Where a future street or road-widening area has been established by the master plan of highways or in any other manner, all work installed in such area shall conform to the requirements established in this or other related ordinances for work on public property.

728.6 **Main Line Required.** Building sewer construction shall

conform to the requirements of main line sewers as set forth in Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewer and Industrial Waste), when either of the following conditions exists:

1. Where the Authority Having Jurisdiction requires such construction because of the character or quantity of the sewage or industrial waste to be discharged.
2. Where the sewer is designed to be, or proposed to be, dedicated to the County of Los Angeles at the present or any future time.

SECTION 15. Table H 101.8 of Appendix H is hereby amended to read as follows:

**TABLE H 101.8
LOCATION OF SEWAGE DISPOSAL SYSTEM**

MINIMUM HORIZONTAL DISTANCE	BUILDING SEWER	SEPTIC TANK	DISPOSAL FIELD	SEEPAGE PIT OR CESSPOOL
Building or structures ¹	2 feet	5 feet	8 feet	8 feet
Property line adjoining private property	Clear ²	5 feet	5 feet	8 feet
Water supply wells ³	50 feet ³	50 feet	100 feet	150 feet
Streams and other bodies of water ²	50 feet	50 feet	100 feet ⁷	150 feet ⁷
Trees ¹⁰		10 feet		10 feet
Seepage pits or cesspools ⁸		5 feet	5 feet	12 feet
Disposal field ⁸		5 feet	4 feet ⁴	5 feet
On-site domestic water service line	1 foot ⁵	5 feet	5 feet	5 feet
Distribution box			5 feet	5 feet
Pressure public water main	10 feet ⁶	10 feet	10 feet	10 feet

For SI units: 1 foot = 304.8 mm

Notes:

- 1 Including porches and steps, whether covered or uncovered, breezeways, roofed porte cocheres, roofed patios, carports, covered walks, covered driveways, and similar structures or appurtenances.
- 2 See Section 312.3.
- 3 Drainage piping shall clear domestic water supply wells by not less than 50 feet (15 240 mm). This distance shall be permitted to be reduced to not less than 25 feet (7620 mm) where the drainage piping is constructed of materials approved for use within a building.
- 4 Plus 2 feet (610 mm) for each additional 1 foot (305 mm) of depth in excess of 1 foot (305 mm) below the bottom of the drain line. (See Section H 601.0)
- 5 See Section 720.0.
- 6 For parallel construction -- For crossings, approval by the Health Department shall be required.

- 7 These minimum clear horizontal distances shall also apply between disposal fields, seepage pits, and the mean high-tide line.
- 8 Where disposal fields, seepage pits, or both are installed in sloping ground, the minimum horizontal distance between any part of the leaching system and ground surface shall be 15 feet (4572 mm).
- 9 Where special hazards are involved, the distance required shall be increased as may be directed by the Authority Having Jurisdiction.
- 10 The septic tank and seepage pit shall not be within the protected zone of an oak tree as defined by Section 22.14.150 of Title 22 – Planning and Zoning – of the Los Angeles County Code.

SECTION 16. Table H 201.1(1) of Appendix H is hereby amended to read as follows:

TABLE H 201.1(1)
CAPACITY OF SEPTIC TANKS^{1, 2, 3, 4, 5}

SINGLE-FAMILY DWELLINGS - NUMBER OF BEDROOMS	MULTIPLE DWELLING UNITS OR APARTMENTS - ONE BEDROOM EACH	OTHER USES: MAXIMUM FIXTURE UNITS SERVED PER TABLE 702.1	MINIMUM SEPTIC TANK CAPACITY (gallons)
1 or 2	—	15	750
3	—	20	1000
4	2 units	25	1200
5 or 6	3	33	1500
—	4	45	2000
—	5	55	2250
—	6	60	2500
—	7	70	2750
—	8	80	3000
—	9	90	3250
—	10	100	3500

For SI units: 1 gallon = 3.785 L

Notes:

- 1 Extra bedroom, 150 gallons (568 L) each.
- 2 Extra dwelling units over 10:250 gallons (946 L) each.
- 3 Extra fixture units over 100: 25 gallons (94.6 L) per fixture unit.
- 4 Septic tank sizes in this table include sludge storage capacity and the connection of domestic food waste disposers without further volume increase.
- 5 Applies to mobile homes not installed in a mobile home park.

SECTION 17. Table H 201.1(2) of Appendix H is hereby amended to read as follows:

TABLE H 201.1(2)
DESIGN CRITERIA OF FIVESIX TYPICAL SOILS

TYPE OF SOIL	REQUIRED SQUARE FEET OF LEACHING AREA PER 100 GALLONS	MAXIMUM ABSORPTION CAPACITY IN GALLONS PER SQUARE FEET OF LEACHING AREA FOR A 24 HOUR PERIOD
Coarse sand or gravel	20	5.0
Fine sand	25	4.0
Sandy loam or sandy clay	40	2.5
<u>Sandy clay</u>	<u>60</u>	<u>1.66</u>
Clay with considerable sand or gravel	90	1.1
Clay with small amount of sand or gravel	120	0.8

For SI units: 1 square foot = 0.0929 m², 1 gallon = 3.785 L, 1 gallon per square foot = 40.7 L/m²

SECTION 18. Table H 201.1(3) of Appendix H is hereby amended to read as follows:

**TABLE H 201.1(3)
LEACHING AREA SIZE BASED ON SEPTIC TANK CAPACITY**

REQUIRED SQUARE FEET OF LEACHING AREA PER 100 GALLONS SEPTIC TANK CAPACITY (square feet per 100 gallons)	MAXIMUM SEPTIC TANK SIZE ALLOWABLE (gallons)
20-25	7500
40	5000
<u>60</u>	<u>3500</u>
90	~~3500~~ 3000
120	~~3000~~ 2500

For SI units: 1 square foot per 100 gallons = 0.000245 m²/L, 1 gallon = 3.785 L

SECTION 19. Table H 201.1(4) of Appendix H is hereby amended to read as follows:

**TABLE H 201.1(4)
ESTIMATED WASTE SEWAGE FLOW RATES^{1, 2, 3}**

TYPE OF OCCUPANCY	GALLONS PER DAY
Airports (per employee)	15
Airports (per passenger)	5
Auto washers – check with equipment manufacturer	-
Bowling alleys – with snack bar only (per lane)	75
Campground – with central comfort station (per person)	35
Campground – with flush toilets - no showers (per person)	25
Camps (day) – no meals served (per person)	15
Camps (summer and seasonal camps) – (per person)	50
Churches – sanctuary (per seat)	5
Churches – with kitchen waste (per seat)	7
Dance halls – (per person)	5
Factories – no showers (per employee)	25
Factories – with showers (per employee)	35
Factories – with cafeteria (per employee)	5
Hospitals – (per bed)	250
Hospitals – kitchen waste only (per bed)	25
Hospitals – laundry waste only (per bed)	40
Hotels – no kitchen waste (per bed)	60
Institutions – resident (per person)	75
Nursing home – (per person)	125
Rest home – (per person)	125

Laundries – self-service with minimum 10 hours per day (per ~~wash cycle~~ machine)	~~300~~ 50
Laundries – commercial check with manufacturer's specification	-
Motel (per bed space)	50
Motel – with kitchen (per bed space)	60
Offices – (per employee)	20
~~Parks – mobile homes (per space)~~	~~250~~
Parks (picnic) – with toilets only (per parking space)	20
Parks (recreational vehicles) – without water hook-up (per space)	75
Parks (recreational vehicles) – with water and sewer hook-up (per space)	100
Restaurants – cafeteria (per ~~employee~~ seat)	~~50~~ 20
~~Restaurants – with toilet waste (per customer)~~	~~7~~
~~Restaurants – with kitchen waste (per meal)~~	~~6~~
~~Restaurants – with kitchen waste disposable service (per meal)~~	~~2~~
~~Restaurants – with garbage disposal (per meal)~~	~~4~~
~~Restaurants – with cocktail lounge (per customer)~~	~~2~~
Schools staff and office (per person)	20
Schools – elementary (per student)	15
Schools – intermediate and high (per student)	20
Schools – with gym and showers (per student)	5
Schools – with cafeteria (per student)	3
Schools (boarding) – total waste (per person)	100
Service station – with toilets for 1 st bay	1000
Service station – with toilets for each additional bay	500
Stores – (per employee)	20
Stores – with public restrooms (per 10 square feet of floor space)	1

Swimming pools – (per person)	10
Theaters – auditoriums (per seat)	5
Theaters – with drive-in (per space)	10

For SI units: 1 square foot = 0.0929 m², 1 gallon per day 3.785 L/day

Notes:

~~1 Sewage disposal systems sized using the estimated waste/sewage flow rates shall be calculated as follows:~~

~~(a) Waste/sewage flow, up to 1500 gallons per day (5678 L/day)~~

~~Flow x 1.5 = septic tank size~~

~~(b) Waste/sewage flow, over 1500 gallons per day (5678 L/day)~~

~~Flow x 0.75 + 1125 = septic tank size~~

~~(c) Secondary system shall be sized for total flow per 24 hours.~~

²¹ See Section H 201.1.

³² Because of the many variables encountered, it is not possible to set absolute values for waste/sewage flow rates for all situations. The designer should evaluate each situation and, where figures in this table need modification, they should be made with the concurrence of the Authority Having Jurisdiction.

SECTION 20. Section H 301.1 is hereby amended to read as follows:

H 301.1 General.

...

(3) No excavation for a leach line or leach bed shall be located within 5 feet (1524 mm) of the groundwater table nor to a depth where sewage is capable of contaminating may contaminate the underground water stratum ~~that is useable for domestic purposes.~~

Exception: ~~In areas where the records or data indicate that the groundwaters are grossly degraded, the 5 foot (1524 mm) separation requirement shall be permitted to be reduced by the Authority Having Jurisdiction~~ When approved by the Authority Having Jurisdiction, this distance may be reduced to 5 feet (1524 mm) from ocean water. The applicant shall supply evidence of groundwater depth to the satisfaction of the Authority Having Jurisdiction.

(4) The minimum effective absorption area in any seepage pit shall be calculated as the excavated sidewall area below the inlet exclusive of any hardpan,

rock, clay, or other impervious formations. The minimum required area of porous formation shall be provided in one or more seepage pits. No excavation shall extend within 10 feet (3048 mm) of ~~the groundwater table~~ nor to a depth where sewage is ~~capable of contaminating~~ may contaminate the underground water stratum ~~that is useable for domestic purposes~~.

Exception: ~~In areas where the records or data indicate that the groundwaters are grossly degraded, the 10 foot (3048 mm) separation requirement shall be permitted to be reduced by the Authority Having Jurisdiction~~ When approved by the Authority Having Jurisdiction, this distance may be reduced to 5 feet (1524 mm) from ocean water.

...

SECTION 21. Section H 401.3 is hereby amended to read as follows:

H 401.3 Absorption Rates. Where a percolation test is required, the proposed system shall have the capability to absorb a quantity of clear water in a 24-hour period equal to at least five times the liquid capacity of the proposed septic tank. ~~n~~ No private disposal system shall be permitted to serve a building if that test shows the absorption capacity of the soil is less than 0.83 gallons per square foot (gal/ft²) (33.8 L/m²) or more than 5.12 gal/ft² (208.6 L/m²) of leaching area per 24 hours. Where the percolation test shows an absorption rate greater than 5.12 gal/ft² (208.6 L/m²) per 24 hours, a private disposal system shall be permitted where the site does not overlie groundwaters protected for drinking water supplies, a minimum thickness of 2 feet (610 mm) of the native soil below the entire proposed system is replaced by loamy sand, and the system design is based on percolation tests made in the loamy sand.

SECTION 22. Section H 601.5 is hereby amended to read as follows:

H 601.5 Distribution Boxes. Where two or more drain lines are installed, an approved distribution box of sufficient size to receive lateral lines shall be installed at the head of each disposal field. The inverts of outlets shall be level, and the invert of the inlet shall be not less than 1 inch (25.4 mm) above the outlets. Distribution boxes shall be designed to ensure equal flow and shall be installed on a level concrete slab in natural or compacted soil. Distribution boxes shall be coated on the inside with a bituminous coating or other approved method acceptable to the Authority Having Jurisdiction.

SECTION 23. Section H 601.8 is hereby amended to read as follows:

H 601.8 Dosing Tanks. ~~Where the quantity of sewage exceeds the amount that is permitted to be disposed in 500 lineal feet (152.4 m) of leach line, a dosing tank shall be used. Dosing tanks shall be equipped with an automatic siphon or pump that discharges the tank once every 3 or 4 hours. The tank shall have a capacity equal to 60 to 75 percent of the interior capacity of the pipe to be dosed at one time. Where the total length of pipe exceeds 1000 lineal feet (305 m), the dosing tank shall be provided with two siphons or pumps dosing alternately and each serving one-half of the leach field.~~ Automatic syphon or dosing tanks shall be installed when required or as permitted by the Authority Having Jurisdiction.

SECTION 24. Section H 701.2 is hereby amended to read as follows:

H 701.2 Multiple Installations. Multiple seepage pit installations shall be served through an approved distribution box or be connected in series ~~using watertight connection laid on undisturbed or compacted soil. The outlet from the pit~~

~~shall have.~~ When connected in series, the effluent shall leave each pit through an approved vented leg fitting extending not less than 12 inches (305 mm) below the inlet fitting downward into such existing pit and having its outlet flow line at least 6 inches below the inlet. All pipe between pits shall be laid with approved watertight joints.

SECTION 25. Section H 1001.1 is hereby amended to read as follows:

H 1001.1 Inspection. Inspection requirements shall comply with the following:

(1) Applicable provisions of Section ~~405.0~~104.0 of this eCode and this ~~a~~Appendix shall be required. Plans shall be required in accordance with Section ~~403.3~~102.1 of this eCode.

...

(5) Disposal fields and seepage pits shall not be installed in uncompacted fill.

SECTION 26. Section H 1101.6 is hereby added to read as follows:

H 1101.6 Excavation. No excavation for an abandoned sewer or sewage facility shall be left unattended at any time, unless the permittee shall have first provided a suitable and adequate barricade to assure public safety.

SECTION 27. Appendix M is hereby amended to be Appendix P as follows:

APPENDIX MP

SWIMMING POOLS

MP 1.0 Swimming pool waste water shall be disposed of as hereinafter set forth in this Section and the type of disposal proposed shall be approved by the Authority Having Jurisdiction prior to the commencement of any work. A means of

disposal of the total contents of the pool (periodic emptying) without surface runoff shall be established to the satisfaction of the Authority Having Jurisdiction.

M 2.0 ~~The following are legal methods of swimming pool waste water disposal.~~

~~(1) — To a public sewer.~~

~~(2) — On the property if the property is large enough to ensure that runoff will not encroach on abutting property.~~

~~(3) — To a tank truck.~~

~~(4) — In the case where none of the above can be accomplished, alternate methods of disposal acceptable to the State Regional Water Quality Control Board (SRWQCB) may be used. Prior to discharge, the swimming pool water must be tested by the owner to insure that it is within all water quality standards established by the SRWQCB. Contact Department of Public Works, Environmental Programs Division for information.~~

M 3.0 ~~No direct connection shall be made between any storm drain, sewer, drainage system, drywell or subsoil irrigation line and any line connected to a swimming pool.~~

M 4.0 ~~Waste water from any filter, scum gutter overflow, pool emptying line or similar apparatus or appurtenance when discharging to any part of a drainage system, shall be provided with a three (3) inch (76.2 mm) trap.~~

M 5.0 ~~Except as provided in Section M 6, the discharge outlet terminal from any pool or filter shall be protected from backflow by an air gap at least six (6) inches (152.4 mm) above the flood rim of the receptor.~~

M 6.0 ~~No scum gutter drain, overflow drain, backwash discharge drain, or pool emptying line shall enter any receptor below the rim unless the pool piping at its deepest point, the bottom of the filters, and the bottom of the scum gutter drain trough or overflow inlets are at least six (6) inches (152.4 mm) above the overflow rim of the receptor.~~

M 7.0 ~~A positive point of potable water supply to each swimming pool shall be established and shall be installed as required by Chapter 6 of this Code.~~

M 8.0 ~~Plans for other than private swimming pools shall be approved by the Health Officer before any water supply or waste discharge permit is issued.~~

Note: ~~The forgoing applies only to outdoor swimming, bathing, or wading pools. Plans and specifications for all indoor installations shall be submitted to the Authority Having Jurisdiction for approval prior to the commencement of any work, and all piping, equipment and construction shall be equal to the types prescribed in the Installation Requirements of this Code for indoor work.~~

M 9.0 ~~All new swimming pools constructed or installed in Fire Zone 4 or in a Very High Fire Hazard Severity Zone and having a capacity of 5000 gallons or more shall have a minimum four (4) inch diameter drain and discharge line connected to a draft hydrant, the type, location, and installation of which shall be approved by the chief of the fire department. Materials used for the discharge line shall be as approved in this Code for potable water systems except that brass, cast iron, galvanized wrought iron, and copper shall not be used. If PVC is used, it shall be a minimum of Schedule 40.~~

~~**Exception:** Swimming pools constructed or installed with the bottom of the pool more than 15 feet below the proposed draft hydrant connection elevation, measured vertically, need not be provided with a draft hydrant system.~~

~~To identify that pool draft system, an appropriate sign (as designated by the fire department) including the location of the swimming pool shall be posted on the pool safety fence and/or at the draft hydrant location.~~

~~**M 10.0** For one and two family dwellings, any new permanently installed outdoor in-ground swimming pool or spa shall be equipped with an automatic cover. For irregular shaped pools where it is infeasible to cover 100 percent of the pool due to its irregular shape, the largest possible area of the pool (minimum 80 percent) shall be covered. For additions and alterations, non-automatic covers shall be accepted.~~

SECTION 28. Appendix P is hereby added as follows:

APPENDIX P

SWIMMING POOLS

P 1.0 Swimming pool waste water shall be disposed of as hereinafter set forth in this Section and the type of disposal proposed shall be approved by the Authority Having Jurisdiction prior to the commencement of any work. A means of disposal of the total contents of the pool (periodic emptying) without surface runoff shall be established to the satisfaction of the Authority Having Jurisdiction.

P 2.0 The following are legal methods of swimming pool waste water disposal.

(1) To a public sewer.

(2) On the property if the property is large enough to ensure that runoff will not encroach on abutting property.

(3) To a tank truck.

(4) In the case where none of the above can be accomplished, alternate methods of disposal acceptable to the State Regional Water Quality Control Board (SRWQCB) may be used. Prior to discharge, the swimming pool water must be tested by the owner to insure that it is within all water quality standards established by the SRWQCB. Contact Department of Public Works, Environmental Programs Division for information.

P 3.0 No direct connection shall be made between any storm drain, sewer, drainage system, drywell or subsoil irrigation line and any line connected to a swimming pool.

P 4.0 Waste water from any filter, scum gutter overflow, pool emptying line or similar apparatus or appurtenance when discharging to any part of a drainage system, shall be provided with a three (3) inch (76.2 mm) trap.

P 5.0 Except as provided in Section P 6, the discharge outlet terminal from any pool or filter shall be protected from backflow by an air gap at least six (6) inches (152.4 mm) above the flood rim of the receptor.

P 6.0 No scum gutter drain, overflow drain, backwash discharge drain, or pool emptying line shall enter any receptor below the rim unless the pool piping at its deepest point, the bottom of the filters, and the bottom of the scum gutter drain trough or overflow inlets are at least six (6) inches (152.4 mm) above the overflow rim of the receptor.

P 7.0 A positive point of potable water supply to each swimming pool shall be established and shall be installed as required by Chapter 6 of this Code.

P 8.0 Plans for other than private swimming pools shall be approved by the Health Officer before any water supply or waste discharge permit is issued.

Note: The forgoing applies only to outdoor swimming, bathing, or wading pools. Plans and specifications for all indoor installations shall be submitted to the Authority Having Jurisdiction for approval prior to the commencement of any work, and all piping, equipment and construction shall be equal to the types prescribed in the Installation Requirements of this Code for indoor work.

P 9.0 All new swimming pools constructed or installed in Fire Zone 4 or in a Very High Fire Hazard Severity Zone and having a capacity of 5000 gallons or more shall have a minimum four (4) inch diameter drain and discharge line connected to a draft hydrant, the type, location, and installation of which shall be approved by the chief of the fire department. Materials used for the discharge line shall be as approved in this Code for potable water systems except that brass, cast iron, galvanized wrought iron, and copper shall not be used. If PVC is used, it shall be a minimum of Schedule 40.

Exception: Swimming pools constructed or installed with the bottom of the pool more than 15 feet below the proposed draft hydrant connection elevation, measured vertically, need not be provided with a draft hydrant system. To identify that pool draft system, an appropriate sign (as designated by the fire department) including the location of the swimming pool shall be posted on the pool safety fence and/or at the draft hydrant location.

P 10.0 For one- and two-family dwellings, any new permanently installed

outdoor in-ground swimming pool or spa shall be equipped with an automatic cover.

For irregular-shaped pools where it is infeasible to cover 100 percent of the pool due to its irregular shape, the largest possible area of the pool (minimum 80 percent) shall be covered. For additions and alterations, non-automatic covers shall be accepted.

SECTION 28. Appendix S is hereby added to read as follows:

APPENDIX S

SOLAR THERMAL ENERGY SYSTEMS

S 1.0 General.

In addition to the requirements of this Appendix, the provisions of this Code and Title 29 – Mechanical Code – of the Los Angeles County Code shall apply to the erection, installation, alteration, relocation, replacement, addition to, use, maintenance and repair of solar thermal energy systems, including, but not limited to, equipment and appliances intended to utilize solar thermal energy for water heating and swimming pool heating.

S 2.0 Definitions.

For the purpose of this Appendix, certain terms, words, phrases, and their derivatives shall be construed as set forth in this Section. Whenever terms are not defined, their ordinary dictionary meaning shall apply.

Absorber. That part of the solar collector that receives the incident radiation energy.

Absorptance. The collecting of heat, measured as percent of total radiation available.

Ambient Temperature. Surrounding temperature.

Anchors. See Supports.

Antifreeze. An additive used in water-based heat transfer fluids to decrease the freezing temperature of the fluids and protect hydronic systems from freezing.

Appliance. A device that utilizes an energy source to produce light, heat, power, refrigeration, or air conditioning. This definition also includes electric storage or tankless water heaters.

Area, Absorber. The total projected heat transfer area from which the absorbed solar irradiation heats the transfer media.

Area, Aperture. The maximum projected area of a solar collector through which the unconcentrated solar radiant energy is admitted.

Automatic. That which provides a function without the necessity of human intervention.

Auxiliary Heating System. Equipment using non-solar energy sources to supplement or back up the output provided by a solar thermal energy system.

Closed Loop System. A system where the fluid is enclosed in a piping system that is not vented to the atmosphere.

Collector. See Solar Collector.

Collector System. That section of the solar collector system that includes the collector and piping or ducts from the collector to the storage system.

Combustible Liquid. A liquid having a flash point at or above 100°F (38°C).
Combustible liquids shall be divided into the following classifications:

(1) Class II liquids having a flash point above 100°F (38°C) and below 140°F (60°C).

(2) Class IIIA liquids having a flash point at or above 140°F (60°C) and below 200°F (93°C).

(3) Class IIIB liquids having a flash point at or above 200°F (93°C).

The classifications of combustible liquids do not include compressed gases or cryogenic fluids.

Concentrating Solar Collector. A solar collector that uses reflectors, lenses, or other optical elements to concentrate the radiant energy passing through the aperture onto an absorber of which the surface area is smaller than the aperture area.

Corrosion. The gradual degradation and destruction of metals and other natural and synthetic materials typically resulting from and/or electrochemical reactions with their environment including, but not limited to, weathering, dissolution, and direct photochemical attack.

Cover, Collector (Glazing). The material covering the aperture to provide thermal and environmental protection.

Design Pressure. The maximum allowable pressure for which a specific part of a system is designed.

Design Temperature. The maximum allowable continuous or intermittent temperature for which a specific part of a solar energy system is designed to operate safely and reliably.

Distribution System. That section of the solar energy system from the storage system to the point of use.

Drainback System. A closed loop system which allows gravity draining of the heat transfer fluid into lower portions of the solar loop under prescribed circumstances.

Draindown (Drainback). An active solar energy system in which the fluid in the solar collector is drained from the solar energy system under prescribed circumstances.

Energy Collector Fluid. That fluid used to transfer energy from the collector to the storage system or point of use.

Energy Storage Fluid (or Media). That fluid (or media) used in the storage container for storing collected energy.

Energy Transfer Fluid. That fluid used within a closed system either from the collector to the storage system or from the storage system to the point of use.

Essentially Nontoxic Transfer Fluid. Fluid generally recognized as safe by the Food and Drug Administration (FDA) as food grade.

External Auxiliary Heating. Auxiliary heating device located outside the storage. The heat is transferred to the storage by direct or indirect charging via a charge loop.

Flammable Liquid. Any liquid that has a flash point below 100°F (38°C), and has a vapor pressure not exceeding 40 psi (276 kPa) at 100°F (38°C). Flammable liquids shall be known as Class I liquids and shall be divided into the following classifications:

- (1) Class IA liquids having a flash point below 73°F (23°C) and a boiling point below 100°F (38°C).
- (2) Class IB liquids having a flash point below 73°F (23°C) and a boiling point at or above 100°F (38°C).
- (3) Class IC liquids having a flash point at or above 73°F (23°C) and below 100°F (38°C).

Flash Point. The minimum temperature corrected to a pressure of 14.7 psi (101 kPa) at which a test flame causes the vapors of a portion of the sample to ignite under

the conditions specified by the test procedures and apparatus. The flash point of a liquid shall be determined in accordance with ASTM D 56, ASTM D 93, or ASTM D 3278.

Freeze Protection. Any method for protecting solar thermal systems from damage due to freezing conditions where installed in locations where freezing ambient temperature conditions exist.

Freeze Protection, Fail-Safe. A freeze-protection method that does not rely on the activation or continued operation of any mechanical or electrical component.

Heat Exchanger. A device that transfers heat from one medium to another.

Heat Transfer Medium. The medium used to transfer energy from the solar collectors to the thermal storage or load.

Immersed Heat Exchanger. Heat exchanger, which is completely surrounded with the fluid in the storage tank.

Instantaneous Efficiency. The amount of energy removed by the transfer fluid per gross collector area, during a specified time period, divided by the total solar radiation incident on the collector per unit area during the same test period, under steady state or quasi-steady state.

Integral Collector Storage. A solar thermal heating system that uses a solar collector that has all or most of its heat transfer medium inside the collector.

Langelier Saturation Index. A formula used to measure water balance or mineral saturation control of pool, spa, or hot tub water. Total alkalinity, calcium hardness, pH, water temperature, and total dissolved solids are measured, given a

factor, and calculated to determine whether water has a tendency to be corrosive or scale forming.

Open Loop System. A system where the fluid is enclosed in a piping system that is vented to the atmosphere.

Out-Gassing. As applied to thermal energy, the thermal process by which materials expel gas.

Passive Solar Systems. As used in these requirements, are solar energy systems that utilize elements of a building, without augmentation by mechanical components such as blowers or pumps, to provide for the collections, storage, or distribution of solar energy for heating, cooling, or both.

Rock Storage. A bin, basement, or other container filled with rock to act as an energy reservoir for a solar energy system.

Solar Collector. A device used to absorb energy from the sun.

Solar Energy System. A configuration of equipment and components to collect, convey, store, and convert the sun's energy for a purpose.

Solar Energy System Components. Any appliance, assembly, device, equipment, or piping used in the conversion of solar energy into thermal energy for service water heating, pool water heating, space heating and cooling, and electrical service.

Solar Thermal Energy System. See Solar Thermal System.

Solar Thermal System. A complete assembly of subsystems which convert solar energy into thermal energy and utilize this energy for service water heating, pool water heating, space heating and cooling purposes.

Storage Temperature. Temperature of the storage medium.

Thermal Energy. The amount of sensible heat energy stored within a material or fluid. The product of the mass, specific thermal capacity, and temperature increase/decrease of the material or fluid. Also known as sensible heat energy.

Thermal Storage. A tank or vessel used in a solar thermal, hydronic, or geothermal system, in which thermal energy is stored.

Thermosiphon. The natural circulation of fluids due to temperature differential.

Total Alkalinity. The sum of all alkaline minerals in the water that is primarily in bicarbonate form, but also as sodium, calcium, magnesium, potassium carbonates, and hydroxides. It is a measure of the water's ability to resist changes in pH.

S 3.0 Permits Required.

It shall be unlawful for a person, firm, or corporation to construct, install, alter, repair, replace, or remodel a solar thermal energy system regulated by this Code or cause the same to be done without first obtaining a separate permit for each separate system or interconnected set of systems as specified in Section 103.0 of this Code.

S 4.0 Plans and Specifications.

Plans, engineering calculations, diagrams, and other data shall be submitted in one or more sets with each application for a permit. Where required by the Authority Having Jurisdiction, the plans, computations, diagrams, specifications, and other data shall be prepared by, and the solar thermal energy system designed by, an engineer, an architect, or both, who shall be licensed by the state to practice as such.

Exception: The submission of plans, calculations, or other data may be waived where the Authority Having Jurisdiction determines that the nature of the work applied

for is such that reviewing of plans is not necessary to obtain compliance within the Code.

S 5.0 Installation.

S 5.1 Listed Appliances. Except as otherwise provided in this Code, the installation of appliances regulated by this Code shall be in accordance with the conditions of the listing. The appliance installer shall leave the manufacturer's installation and operating instructions attached to the appliance. Clearances of listed appliances from combustible materials shall be as specified in the listing or on the rating plate.

S 5.2 Standards. Standards listed or referred to in this Appendix or other provisions of this Code cover materials that will conform to the requirements of this Code, where used in accordance with the limitations prescribed in this Code and their listing. Where a standard covers materials of various grades, weights, quality, or configurations, the portion of the listed standard that is applicable shall be used. Design and materials for special conditions or materials not provided for herein may be permitted as authorized by Section 301.3. A list of standards that appear in specific sections of this Appendix are referenced in Table S 18.1. A list of additional standards, publications, practices, and guides that are not referenced in specific sections of this Appendix appear in Table S 18.2. The documents indicated in Table S 18.2 shall be permitted in accordance with Section 301.3.

S 6.0 Inspection and Testing.

S 6.1 General. Solar thermal energy systems for which a permit is required by this Code shall be inspected by the Authority Having Jurisdiction. No solar

thermal energy system or portion thereof shall be covered, concealed, or put into use until it first has been tested, inspected, and approved as prescribed in this Code.

Neither the Authority Having Jurisdiction nor the jurisdiction shall be liable for expense entailed in the removal or replacement of material required to permit inspection. Solar thermal energy systems regulated by this Code shall not be connected to the water, the energy fuel supply, or the sewer system until authorized by the Authority Having Jurisdiction. Installation of a solar thermal energy system shall comply with other parts of this Code, including Section 104.0.

S 6.2 Required Inspection. New solar thermal energy system work and such portions of existing systems as affected by new work, or changes, shall be inspected by the Authority Having Jurisdiction to ensure compliance with the requirements of this Code and to ensure that the installation and construction of the solar thermal energy system is in accordance with approved plans. The Authority Having Jurisdiction shall make the following inspections and other such inspections as necessary. The permittee or the permittee's authorized agent shall be responsible for the scheduling of such inspections as follows:

- (1) Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place.
- (2) Rough-in inspection shall be made prior to the installation of wall or ceiling membranes.
- (3) Final inspection shall be made upon completion of the installation.

S 6.3 Testing. Solar thermal energy systems shall be tested and approved as required by this Code or the Authority Having Jurisdiction.

S 6.3.1 Piping. The piping of the solar thermal system shall be tested with water, air, a heat transfer medium, or as recommended by the manufacturer's instructions, except that plastic pipe shall not be tested with air. The Authority Having Jurisdiction shall be permitted to require the removal of plugs, etc., to ascertain where the pressure has reached all parts of the system.

S 6.3.2 System Requirements. Prior to the installation of insulation and startup, a solar thermal system, including piping, collectors, heat exchangers, and other related equipment, shall be tested and proved airtight.

S 6.3.2.1 Direct (Open Loop) Systems. Direct (open loop) systems shall be tested under a water pressure not less than one and one-half times the maximum design operating pressure or 150 pounds force per square inch (psi) (1034 kPa), whichever is more. Systems shall withstand the test without leaking for a period of not less than 15 minutes.

S 6.3.2.2 Indirect (Closed Loop) Systems. Indirect (closed loop) systems shall be hydrostatically tested at one and one-half times the maximum designed operating pressure in accordance with the manufacturer's installation instructions. Systems shall withstand the test without leaking for a period of not less than 15 minutes.

S 6.3.3 Test Pressure for Storage Tanks. The test pressure for storage tanks that are subject to water pressure from utility mains (with or without a pressure reducing valve) shall be two times the working pressure but not less than 300 psi (2068 kPa).

S 6.3.3.1 Pressure Type. Pressure-type storage tanks exceeding 15 psi (103 kPa) shall be tested in accordance with ASME BPVC Section VIII. Pressure-type

storage tanks not exceeding 15 psi (103 kPa) shall be hydrostatically tested at one and one-half times the maximum design operating pressure.

S 6.3.3.2 Atmospheric-Type. Atmospheric-type thermal storage tanks shall be tested by filling with water for a period of 24 hours prior to inspection and shall withstand the test without leaking. No thermal storage tank or portion thereof shall be covered or concealed prior to approval.

S 6.3.4 Connection to Service Utilities. No person shall make connections from a source of energy or fuel to a solar thermal energy system or equipment regulated by this Code and for which a permit is required until approved by the Authority Having Jurisdiction. No person shall make connection from a water-supply line nor shall they connect to a sewer system regulated by this Code and for which a permit is required until approved by the Authority Having Jurisdiction. The Authority Having Jurisdiction shall be permitted to authorize temporary connection of the solar thermal energy system equipment to the source of energy or fuel for the purpose of testing the equipment.

S 7.0 Water Heating Systems.

S 7.1 Solar Water Heating System. Solar water heating systems shall be in accordance with IAPMO S1001.1 or ICC 900/SRCC 300. Where solar collectors are capable of being isolated from the remainder of the system, a suitable pressure relief valve shall be installed in the isolatable section.

S 7.2 Auxiliary Heating System. An auxiliary heating system shall be installed in conjunction with the solar thermal system and shall be adequate to provide service in the absence of solar thermal energy input. An auxiliary heating system that

utilizes electricity as the energy source shall be in accordance with Section S 15.0.

Auxiliary heating systems that utilize solid fuel or fuel gas as the energy source shall be in accordance with Title 29 – Mechanical Code – of the Los Angeles County Code.

S 8.0 Abandonment.

S 8.1 General. An abandoned solar thermal energy system or part thereof shall be disconnected from remaining systems, drained, plugged, and capped in a manner satisfactory to the Authority Having Jurisdiction.

S 8.2 Storage Tank. An underground water storage tank that has been abandoned or discontinued otherwise from use in a solar thermal energy system shall be completely drained and filled with earth, sand, gravel, concrete, or other approved material or removed in a manner satisfactory to the Authority Having Jurisdiction.

S 9.0 Tanks.

S 9.1 Storage Tanks.

S 9.1.1 Plans. Plans for tanks shall be submitted to the Authority Having Jurisdiction for approval, unless listed by an approved listing agency. Such plans shall show dimensions, reinforcing, structural calculations, and such other pertinent data as required by the Authority Having Jurisdiction.

S 9.1.2 Atmospheric Tanks. Atmospheric storage tanks shall be vented to the atmosphere and installed in accordance with the manufacturer's installation instructions.

S 9.1.2.1 Overflow. Gravity tanks shall be installed with an overflow opening of not less than 2 inches in diameter. The openings shall be above ground and installed with a screened return bend.

S 9.1.2.2 Makeup Water. Makeup water from a potable water system to an atmospheric tank shall be protected by an air gap.

S 9.1.2.3 Draining. An overflow shall be provided for an atmospheric tank. The overflow shall be provided with a means of drainage in accordance with Section 303.0 of this Code. The overflow for an atmospheric tank containing nonpotable water shall be emptied into an approved container.

S 9.1.3 Prefabricated Storage Tanks. Prefabricated tanks shall be listed by an approved agency and labeled.

S 9.1.4 Pressure Vessels. A pressure-type storage tank exceeding an operating pressure of 15 psi (103kPa) shall be constructed in accordance with ASME BPVC Section VIII.1. Fiber-reinforced plastic storage tanks shall be constructed in accordance with ASME BPVC Section X.

S 9.1.5 Devices. Devices attached to or within a tank shall be accessible for repair and replacement.

S 9.1.5.1 Safety Devices. Pressure-type thermal storage tanks shall be installed with a listed combination temperature and pressure relief valve in accordance with Section S 14.3.1. The temperature setting shall not exceed 210°F (99°C) and the pressure setting shall not exceed 150 percent of the maximum designed operating pressure of the system, or 150 percent of the established normal operating pressure of the piping materials, or the labeled maximum operating pressure of a pressure-type storage tank, whichever is less. The pressure and temperature setting shall not exceed the pressure and temperature rating of the tank or as recommended by the tank manufacturer.

Storage tanks and bottom fed tanks connected to a water heater shall be designed to withstand vacuum induced pressure, or shall be provided with a vacuum relief in accordance with Section S 14.3.4. The vacuum relief valve shall be installed at the top of the tank and shall have an operating pressure not to exceed 200 psi (1379 kPa) and a temperature rating not to exceed 250°F (121°C). The size of such vacuum relief valves shall have a minimum rated capacity for the equipment served. This Section shall not apply to pressurized captive air diaphragm or bladder tanks.

S 9.1.6 Separate Storage Tanks. For installations with separate storage tanks, a pressure relief valve and temperature relief valve or combination thereof shall be installed on both the main storage tank and auxiliary tank.

S 9.1.6.1 Isolation Valves. Storage tanks shall be provided with isolation valves for servicing.

S 9.1.7 Underground Storage Tanks. Tanks shall be permitted to be buried underground where designed and constructed for such installation.

S 9.1.8 Tank Covers. Tank covers shall be structurally designed to withstand anticipated loads and pressures in accordance with the manufacturer's instructions.

S 9.1.9 Drainage Pan. Where water heater, boiler, or other thermal storage tank is installed in an attic, attic-ceiling assembly, floor-ceiling assembly, or floor subfloor assembly where damage could result from a leaking water heater, boiler or tank, a watertight pan of corrosion-resistant materials shall be installed beneath the water heater, boiler, or tank, with not less than 3/4 of an inch (20 mm) diameter drain to an approved location. Such pan shall be not less than 1 ½ inches (38mm) in depth.

S 9.1.10 Storage Tank Construction and Materials.

S 9.1.10.1 Construction. Storage tanks shall be constructed of durable materials not subject to excessive corrosion or decay and shall be watertight. Each such tank shall be structurally designed to withstand anticipated loads and pressures and shall be installed level and on a solid bed.

S 9.1.10.2 Concrete. The walls and floor of each poured-in-place, concrete tank shall be monolithic. The exterior walls shall be double-formed so as to provide exposure of the exterior walls during the required water test. The compressive strength of a concrete tank wall, top and covers, or floor shall be not less than 2500 pounds-force per square inch (psi) (lb/in²) (1.7236 E+04, kPa). Where required by the Authority Having Jurisdiction, the concrete shall be sulfate resistant (Type V Portland Cement).

S 9.1.10.3 Metal Tanks. Metal tanks shall be welded, riveted and caulked, brazed, bolted, or constructed using a combination of these methods.

S 9.1.10.4 Filler Metal. Filler metal used in brazing shall be non-ferrous metal or an alloy having a melting point above 1000°F (538°C) and below that of the metal joined.

S 9.1.10.5 Insulation. Tank insulation shall have a thermal resistance not less than as shown in Table S 9.1.10.5. The temperature difference shall be calculated as the difference between the design operating temperature of the tank and the temperature of the surrounding air, or soil where the tank is installed underground. Where such data is not available, a temperature difference of 50°F (28°C) shall be used.

TABLE S 9.1.10.5

TEMPERATURE DIFFERENCE(°F)	THERMAL RESISTANCE (R)[°F•h•ft²/(Btu)]
50	6
100	12
150	18
200	24
250	30

For SI units: °C = °F(0.5555556), 1 degree Fahrenheit hour square foot per British thermal unit = [0.176 (m²•K)/W], 1 British thermal unit inch per degree Fahrenheit hour square feet = 0.1441 W/(m•K)* Based on thermal conductivity (k) of 0.20 [(Btu•inch)/(°F•h•ft²)] (0.03 W/(m•K))

S 9.2 Expansion Tanks.

S 9.2.1 Where Required. An expansion tank shall be installed in a solar thermal energy system as a means for controlling increased pressure caused by thermal expansion. Expansion tanks shall be of the closed type and securely fastened to the structure. Tanks shall be rated for the pressure of the system. Supports shall be capable of carrying twice the weight of the tank filled with water without placing strain on the connecting piping.

Solar thermal energy systems incorporating hot water tanks or fluid relief columns shall be installed to prevent freezing under normal operating conditions.

Exception: An engineered fluid expansion storage system shall be permitted to incorporate fluid storage in vessels open to the atmosphere. Storage tanks and components for such systems shall be constructed of non-corrosive materials, or the system fluid shall be treated to inhibit corrosion. [See Figure S 9.2.1(2) for an example of an engineered fluid expansion storage system which incorporates fluid storage in a vessel open to the atmosphere.]

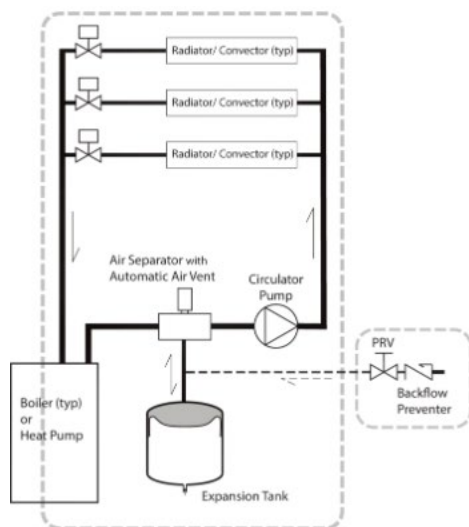


FIGURE S 9.2.1(1)_{1,2}
EXAMPLE OF A CLOSED-LOOP SYSTEM WITH
DIAPHRAGM TYPE EXPANSION TANK
(SIMPLIFIED SCHEMATIC)

Notes:

- 1 This schematic does not include all system components, and configurations may vary based on design.
- 2 A makeup supply may be provided using any type of fluid source. The makeup supply is not considered part of the closed-loop.

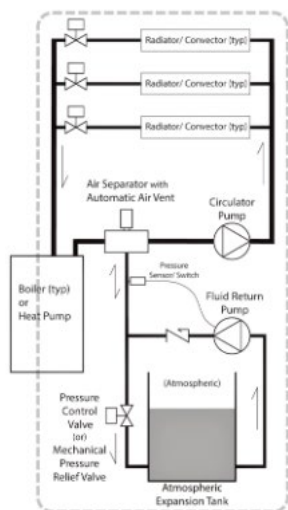


FIGURE S 9.2.1(2)_{1,2}
EXAMPLE OF AN ENGINEERED FLUID EXPANSION
STORAGE SYSTEM (ATMOSPHERIC)
(SIMPLIFIED SCHEMATIC)

Notes:

- 1 This schematic does not include all system components, and configurations may vary based on design.
- 2 The atmospheric expansion tank accommodates thermal expansion and, or contraction of the system fluid.

S 9.2.2 Closed-Type Solar Thermal Energy Systems. Closed-type

systems shall have an airtight tank or other approved air cushion that will be consistent with the volume and capacity of the system, and shall be designed for a hydrostatic test pressure of two and one-half times the allowable working pressure of the system.

Expansion tanks for systems designed to operate at more than 30 pounds-force per square inch (psi) (207 kPa) shall comply with ASME BPVC Section VIII.1. Provisions shall be made for draining the tank without emptying the system.

S 9.2.3 Minimum Capacity of Closed-Type Expansion Tanks. The

minimum capacity for a gravity-type hot water system expansion tank shall be in accordance with Table S 9.2.3(1). The minimum capacity for a forced-type hot water system expansion tank shall be in accordance with Table S 9.2.3(2) or Equation S 9.2.3(1). The minimum capacity for diaphragm tanks shall be in accordance with Table S 9.2.3(2) or Equation S 9.2.3(2).

Equation S 9.2.3(1)

$$\frac{(C_1 t - C_2) V_s}{\left(\frac{P_a}{P_f} - \frac{P_a}{P_o} \right)} V_t(\text{forced type}) =$$

Equation S 9.2.3(2)

$$\frac{(C_1 t - C_2) V_s}{\left(1 - \frac{P_f}{P_o} \right)} V_t(\text{diaphragm}) =$$

Where:

$C_1 = 0.00041$

$C_2 = 0.0466$

V_t = Minimum volume of expansion tank, gallons (L)

V_s = Volume of system, not including expansion tank, gallons (L)

t = Average operating temperature, °F (°C).

P_a = Atmospheric pressure, pounds per square inch (kPa)

P_f = Fill pressure, pounds per square inch (kPa)

P_o = Maximum operating pressure, pounds per square inch (kPa)

For SI units: $C_1 = 0.000738$, $C_2 = 0.03348$, 1 gallon = 3.785 L, $^{\circ}\text{C} = (^{\circ}\text{F} - 32)/1.8$,

1 pound per square inch = 6.8947 kPa

TABLE S 9.2.3(1)
EXPANSION TANK CAPACITIES FOR GRAVITY
HOT WATER SYSTEMS¹

INSTALLED EQUIVALENT DIRECT RADIATION ² (square feet)	TANK CAPACITY (gallons)
Up to 350	18
Up to 450	21
Up to 650	24
Up to 900	30
Up to 1100	35
Up to 1400	40
Up to 1600	2 to 30
Up to 1800	2 to 30
Up to 2000	2 to 35
Up to 2400	2 to 40

For SI units: 1 gallon = 3.785 L, 1 square foot = 0.0929 m²

Notes:

1 Based on a two-pipe system with an average operating water temperature of 170°F (77°C), using cast-iron column radiation with a heat emission rate of 150 British thermal units per square foot hour [Btu/(ft²•h)] (473 W/m²) equivalent direct radiation.

2 For systems exceeding 2400 square feet (222.9 m²) of installed equivalent direct water radiation, the required capacity of the cushion tank shall be increased on the basis of 1 gallon (4 L) tank capacity per 33 square feet (3.1 m²) of additional equivalent direct radiation.

TABLE S 9.2.3(2)
EXPANSION TANK CAPACITIES FOR FORCED
WATER SYSTEMS¹

SYSTEM VOLUME² (gallons)	TANK CAPACITY DIAPHRAGM TYPE (gallons)	TANK CAPACITY (gallons)
100	9	15
200	17	30
300	25	45
400	33	60
500	42	75
1000	83	150
2000	165	300

For SI units: 1 gallon = 3.785 L

Notes:

1 Based on an average operating water temperature of 195°F (91°C), a fill pressure of 12 psig (83 kPa), and an operating pressure of not more than 30 psig (207 kPa).

2 Includes volume of water in boiler, radiation, and piping, not including expansion tank.

S 10.0 **Solar Collectors.**

S 10.1 **General.** Frames and braces exposed to the weather shall be constructed of materials for exterior locations, and protected from corrosion or deterioration, in accordance with the requirements of the Authority Having Jurisdiction.

S 10.1.1 **Construction.** Collectors shall be designed and constructed to prevent interior condensation, out-gassing, or other processes that will reduce the transmission properties of the glazing, reduce the efficiency of the insulation, or otherwise adversely affect the performance of the collector.

S 10.1.2 **Flat Plate Collector Glass.** Flat plate collector glass shall be tempered.

S 10.1.3 **Plastic.** Plastic used in collector and other parts of the solar thermal energy system construction shall be installed in accordance with the manufacturer's installation instructions.

S 10.1.4 Listing. Collectors that are manufactured as a complete component shall be listed or labeled by an approved listing agency in accordance with ICC 901/SRCC 100, UL 1279, or equivalent standard.

S 10.1.5 Air Collectors. Materials exposed within air collectors shall be noncombustible or shall have a flame spread index not to exceed 25 and a smoke developed index not to exceed 50 where tested as a composite product in accordance with ASTM E 84 or UL 723.

S 10.1.5.1 Testing. Materials used within an air collector shall not smoke, smolder, glow, or flame where tested in accordance with ASTM C 411 at temperatures exposed to in service. In no case shall the test temperature be less than 250°F (121°C).

S 10.2 Solar Collector Installation.

S 10.2.1 General. Solar collectors shall be ballasted or anchored to roof structures or other surfaces in accordance with the manufacturer's installation instructions and Title 26 – Building Code – of Los Angeles County. Collectors shall be mounted to minimize the accumulation of debris. Connecting pipes shall not be used to provide support for a solar collector.

S 10.2.2 Roof Installations. Anchors secured to and through a roofing material shall be made to maintain the water integrity of the roof covering. Roof drainage shall not be impaired by the installation of collectors. Solar collectors that are not an integral part of the roofing system shall be installed to preserve the integrity of the roof surface.

S 10.2.3 Protection Against Decay. Wood shall not be used in the construction of collector or system mounting.

S 10.2.4 Above Or On The Roof. Collectors located above or on roofs, and functioning as building components, shall not reduce the required fire-resistance and fire-retardance classification of the roof covering materials.

Exceptions:

- (1) Collectors located on one- and two-family dwellings.
- (2) Collectors located on buildings not exceeding three stories in height or 9,000 square feet (836.13 m²) total floor area, or both, provided:
 - (a) The collectors are noncombustible.
 - (b) Collectors with plastic covers have noncombustible sides and bottoms, and the total area covered and the collector shall not exceed the following:
 - (i) Plastic CC1 – 33 1/3 percent of the roof area;
 - (ii) Plastic CC2 – 25 percent of the roof area; and
 - (c) Collectors with plastic film covers having a thickness of not more than 0.010 of an inch (0.25 mm) shall have noncombustible sides and bottoms, and the total area covered by the collector shall not exceed 33 1/3 percent of the roof area.

S 10.2.5 Ground Installations. Solar collectors shall terminate above finished grade to avoid obstruction by vegetation, snow, or ice. The supporting columns shall extend below the frost line.

S.10.2.6 Wall Mounted. Solar collectors mounted on a wall shall be secured and fastened in accordance with Section 313.0 of this Code.

S 10.2.7 Access. Access shall be provided to collectors and components in an approved manner. A work space adjacent to collectors for maintenance and repair shall be provided in accordance with requirements of the Authority Having Jurisdiction.

S 10.2.8 Stagnation Condition. The collector and other parts of the solar thermal assembly shall be capable of withstanding stagnant conditions in accordance with the manufacturer's instructions where high solar flux and no flow occurs.

S 10.2.9 Waterproofing. Joints between structural supports and buildings or dwellings, including penetrations made by bolts or other means of fastening, shall be made watertight with approved material.

S 10.2.10 Fasteners. Mountings and fasteners shall be made of corrosion-resistant materials. Carbon steel mountings and fasteners shall be classified as noncorrosive in accordance with ASME SA194.

S 10.2.11 Combustible Materials. Solar thermal energy systems constructed with combustible materials shall not be located on or adjacent to construction required to be of noncombustible materials or in Very High Fire Hazard Severity Zone as defined in Title 32 - Fire Code – of the Los Angeles County Code, unless approved by the Authority Having Jurisdiction.

S 10.2.12 Orientation. Collectors shall be located and oriented in accordance with the manufacturer's installation instructions.

S 10.3 Fire Safety Requirements.

S 10.3.1 Building Components. Collectors that function as building components shall be in compliance with Title 26 – Building Code – of the Los Angeles County Code and Title 32 – Fire Code – of the Los Angeles County Code.

S 11.0 Hazardous Heat Transfer Medium for Solar Thermal Energy

Systems. Heat-transfer mediums that are hazardous shall not be used in solar thermal energy systems, except where approved by the Authority Having Jurisdiction.

S 11.1 Flash Points. The flash point of a heat-transfer medium shall be 50°F (10°C) or more above the design maximum temperature.

S 11.2 Discharge. The collector, collector manifold, and manifold relief valve shall not discharge directly or indirectly into the building or toward an open flame or other source of ignition.

S 12.0 Heat Exchangers.

S 12.1 General. Solar thermal energy systems utilizing heat exchangers shall protect the potable water system from being contaminated by the heat transfer medium. Systems that incorporate a single-wall heat exchanger to separate potable water from the heat transfer fluid shall meet all of the following requirements:

(1) The heat transfer medium is either potable water or contains fluids recognized as safe by the Food and Drug Administration (FDA) as food grade.

(2) A tag or label shall be securely affixed to the heat source with the word "CAUTION" and the following statements:

(a) The heat transfer medium shall be water or other nontoxic fluid recognized as safe by the FDA.

(b) The maximum operating pressure of the heat exchanger shall not exceed the maximum operating pressure of the potable water supply.

(3) The word "CAUTION" and the statements listed above shall have an uppercase height of not less than 0.120 of an inch (3.048 mm). The vertical spacing

between lines of type shall be not less than 0.046 of an inch (1.168 mm). Lowercase letters shall be not less than compatible with the uppercase letter size specification.

Systems that do not comply with the requirements for a single-wall heat exchanger shall install a double-wall heat exchanger. Double-wall heat exchangers shall separate the potable water from the heat transfer medium by providing a space between the two walls vented to the atmosphere.

S 13.0 Valves.

S 13.1 General. Valves shall be rated for the operating temperature and pressures of the solar thermal energy system and shall be compatible with the type of heat transfer medium and piping materials. Valves shall be installed in accordance with this Section.

S 13.2 Heat Exchanger. Shutoff valves and isolation valves shall be installed on the supply and return side of the heat exchanger.

Exception: Where a heat exchanger is an integral part of a boiler or is a part of a manufactured boiler and heat exchanger packaged unit, and is capable of being isolated from the hydronic system by supply and return valves.

S 13.3 Pressure Vessels. Isolation valves shall be installed on connections to pressure vessels.

S 13.4 Pressure Reducing Valves. Isolation valves shall be installed on both sides of a pressure reducing valve.

S 13.5 Equipment, Components, and Appliances. Serviceable equipment, components, and appliances within the system shall have isolation valves installed upstream and downstream of such devices.

S 13.6 Expansion Tanks. Isolation valves shall be installed at connections to non-diaphragm-type expansions tanks.

S 13.7 Flow Balancing Valves. Where flow balancing valves are installed, such valves shall be capable of increasing or decreasing the amount of flow by means of adjustment.

S 13.7.1 Location. Balancing valves shall be installed at the outlet of each group of collectors.

S 13.8 Control Valves. An approved three-way valve shall be permitted to be installed for manual control systems. An approved electric control valve shall be permitted to be installed for automatic control systems. The installation and operation of automatic control valves shall comply with the manufacturer's instructions.

S 13.8.1 Mixing or Temperature Control Valves. Where mixing or temperature control valves are installed, such valves shall be capable of obtaining the design water temperature and design flow requirements.

S 13.9 Thermosiphoning. An approved type check valve shall be installed on liquid heat transfer piping to control thermosiphoning of heated liquids.

S 13.10 Air Removal Device or Air Vents. Isolation valves shall be installed where air removal devices or automatic air vents are utilized to permit cleaning, inspection, or repair without shutting the system down.

S 13.11 Closed Loop Systems. Closed loop systems, where hose bibbs or similar valves are used to charge or drain the system, shall be of loose key type; have valve outlets capped; or have handles removed where the system is operational.

S 13.12 Fullway Valves. A fullway valve shall be installed in the following locations:

- (1) On the water supply to a solar thermal energy system.
- (2) On the water supply pipe to a gravity or pressurized water tank.
- (3) On the water supply pipe to a water heater.

S 13.13 Accessible. Required fullway or shutoff valves shall be accessible.

S 14.0 Piping and Cross-connection Control For Solar Thermal Energy Systems.

S 14.1 Cross Connection Control. No piping installation, or part thereof, shall be made in such a manner that it will be possible for used, unclear, polluted, or contaminated water, mixtures, or substances to enter a portion of the potable water system from a pipe, tank, receptor, or any other equipment by reason of backsiphonage, suction, or any other cause, either during normal use and operation thereof, or where such pipe, tank, receptor, or equipment is subject to pressure exceeding the operating pressure in the potable water system.

S 14.2 Materials.

S 14.2.1 Piping Materials. Piping, tubing, and fittings materials shall comply with Table S 14.2. Joining methods shall be in accordance with Section 605.0. Materials in contact with the heat transfer medium shall be approved for such use. Galvanized steel shall not be used for solar thermal piping systems containing antifreeze. Black steel shall not be used in systems with entrapped or entrained air. Unions between dissimilar metals shall comply with Sections 310.6 and 605.15. The

material used shall be capable of withstanding the maximum temperature and pressure of the system.

S 14.2.1.1 Plastic. Plastic used in the construction of a solar thermal system shall be installed in accordance with the manufacturer's installation instructions.

S 14.2.1.2 Combustible Materials. Combustible materials shall not be located on or adjacent to construction required to be of noncombustible materials or in fire areas, unless approved by the Authority Having Jurisdiction.

S 14.2.1.3 Adhesives. Adhesives used in a solar collector shall not vaporize at the design temperature and shall be identified and approved for the intended use.

S 14.2.1.4 Potable Water. Materials in contact with potable water shall comply with NSF 61/ANSI/CAN 61. Piping in solar thermal systems designed to convey potable water shall be flushed and disinfected in accordance with this Code.

S 14.2.1.5 Racks. Dissimilar metals used for racking shall be isolated to prevent galvanic corrosion. Paint shall not be used as a method of isolation.

S 14.2.1.6 Fasteners. Mountings and fasteners shall be made of corrosion-resistant materials. Carbon steel mountings and fasteners shall be classified as noncorrosive in accordance with ASME SA194.

S 14.2.2 Storage Tank Connectors. Flexible metallic storage tank connectors or reinforced flexible storage tank connectors connecting a storage tank to the piping system shall be in accordance with the applicable standards referenced in Table S 18.1. Copper or stainless steel flexible connectors shall not exceed 24 inches (610 mm). PEX, PE-AL-PE, or PE-RT tubing shall not be installed within the first 18 inches (457 mm) of piping connected to a storage tank.

S 14.2.2.1 Flexible Connectors. Listed flexible connectors shall be installed in readily accessible locations, unless otherwise indicated in the listing.

S 14.3 Safety Devices.

S 14.3.1 Pressure Relief Valves. Solar thermal energy system components containing pressurized fluids shall be protected against pressures exceeding design limitations with a pressure relief valve. Each section of the system in which excessive pressures are capable of developing shall have a relief device located so that a section cannot be isolated from a relief device. Pressure and temperature relief valves shall be installed in accordance with the terms of their listing and the manufacturer's installation instructions.

TABLE S 14.2
MATERIALS FOR SOLAR THERMAL SYSTEM, PIPING, TUBING, AND FITTINGS

MATERIAL	STANDARDS	
	PIPING/TUBING	FITTINGS
Copper and Copper Alloys	ASTM B42, ASTM B43, ASTM B75, ASTM B88, ASTM B135, ASTM B251 ² , ASTM B302, ASTM B447	ASME B16.15, ASME B16.18, ASME B16.22, ASME B16.23, ASME B16.24, ASME B16.26, ASME B16.29, ASME B16.51, ASSE 1061, ASTM F3226, IAPMO/ANSI/CAN Z1117
Ductile Iron	AWWA C115/A21.15, AWWA C151/A21.51	AWWA C110/A21.10 ¹ , AWWA C153/A21.53
Steel	ASTM A53, ASTM A106, ASTM A254	ASME B16.5, ASME B16.9, ASME B16.11, ASTM A420, ASTM F3226, IAPMO IGC 353, IAPMO/ANSI/CAN Z1117
Gray Iron	—	ASTM A126
Malleable Iron	—	ASME B16.3
Chlorinated Polyvinyl Chloride (CPVC)	ASTM D2846, ASTM F441, ASTM F442, CSA B137.6	ASSE 1061, ASTM D2846, ASTM F437, ASTM F438, ASTM F439, ASTM F1970, CSA B137.6
Polyethylene (PE)	ASTM D1693, ASTM D2683, ASTM D2737, ASTM D3035, ASTM D3350, ASTM F714, ASTM F2165, AWWA C901, CSA B137.1, NSF/ANSI 358-1	ASTM D2609, ASTM D2683, ASTM D3261, ASTM F1055, ASTM F2165, CSA B137.1, NSF/ANSI 358-1
Cross-Linked Polyethylene (PEX)	ASTM F876, ASTM F2165, ASTM F3253, CSA B137.5, NSF/ANSI 358-3	ASSE 1061, ASTM F877, ASTM F1055, ASTM F1807, ASTM F1960, ASTM F2080, ASTM F2098, ASTM F2159, ASTM F2165, ASTM F2735, ASTM F3253, ASTM F3347, ASTM F3348, CSA B137.5, NSF/ANSI 358-3
Polypropylene (PP)	ASTM F2165, ASTM F2389, CSA B137.11, NSF/ANSI 358-2	ASTM F2165, ASTM F2389, CSA B137.11, NSF/ANSI 358-2
Polyvinyl Chloride (PVC)	ASTM D1785, ASTM D2241, CSA B137.3	ASTM D2464, ASTM D2466, ASTM D2467, ASTM F1970, CSA B137.2, CSA B137.3
Polyethylene of Raised Temperature (PE-RT)	ASTM F2165, ASTM F2623, ASTM F2769, CSA B137.18	ASSE 1061, ASTM D3261, ASTM F1055, ASTM F1807, ASTM F2159, ASTM F2165, ASTM F2735, ASTM F2769, ASTM F3347, ASTM F3348, CSA B137.18
Cross-Linked Polyethylene/Aluminum/ Cross-Linked Polyethylene (PEX-AL-PEX)	ASTM F1281, ASTM F2165, CSA B137.10	ASTM F1281, ASTM F1974, ASTM F2165, ASTM F2434, CSA B137.10
Polyethylene/Aluminum/Polyethylene (PE-AL-PE)	ASTM F1282, ASTM F2165, CSA B137.9	ASTM F1282, ASTM F1974, ASTM F2165, CSA B137.9
Stainless Steel	ASTM A269, ASTM A312, ASTM A554, ASTM A778	ASTM F1476, ASTM F1548, ASTM F3226, IAPMO IGC 353, IAPMO/ANSI/CAN Z1117
Chlorinated Polyvinyl Chloride/Aluminum/ Chlorinated Polyvinyl Chloride (CPVC/AL/CPVC)	ASTM F2855	ASTM D2846

Notes:¹ Ductile and gray iron.² Only Type K, L, or M shall be permitted to be installed.

S 14.3.2 Pressurized Vessels. Pressurized vessels shall be provided with overpressure protection by means of a listed pressure relief valve installed in accordance with the manufacturer's installation instructions.

S 14.3.3 Discharge Piping. The discharge piping serving a temperature relief valve, pressure relief valve, or combination of both shall have no valves, obstructions, or means of isolation and comply with the following:

- (1) The discharge pipe shall equal the size of the valve outlet and shall discharge full size to the flood level of the area receiving the discharge and pointing down.
- (2) Materials shall be rated at not less than the operating temperature of the system and approved for such use or shall comply with ASME A112.4.1.
- (3) The discharge pipe shall discharge independently by gravity through an air gap into the drainage system or outside of the building with the end of the pipe not exceeding 2 feet (610 mm) and not less than 6 inches (152 mm) above the ground and pointing downwards.
- (4) The discharge pipe shall discharge in such a manner that does not cause personal injury or structural damage.
- (5) No part of such discharge pipe shall be trapped or subject to freezing.
- (6) The terminal end of the pipe shall not be threaded.
- (7) Discharge from a relief valve into a water heater pan is prohibited.
- (8) The discharge termination point shall be readily observable.

S 14.3.4 Vacuum Relief Valves. System components that are subjected to a vacuum while in operation or during shutdown shall be protected with vacuum relief

valves. Where the piping configuration, equipment location, and valve outlets are located below the storage tank elevation, the system shall be equipped with a vacuum relief valve at the highest point.

S 14.3.5 Temperature Regulation. Where a system is capable of providing potable water at temperatures that exceed 140°F (60°C), a thermostatic mixing valve that is in accordance with ASSE 1017 shall be provided to limit the water supplied to the potable hot water distribution system to a temperature of 140°F (60°C) or less.

S 14.4 Protection of System Components.

S 14.4.1 Materials. System components in contact with heat-transfer mediums shall be approved for such use. Components installed outdoors shall be resistant to ultraviolet radiation.

S 14.4.2 Corrosion. Solar thermal energy systems and components subject to corrosion shall be protected in an approved manner. Metal parts exposed to atmospheric conditions shall be of corrosion-resistant material.

S 14.4.3 Mechanical Damage. Portions of a solar thermal energy system installed where subjected to mechanical damage shall be guarded against such damage by being installed behind approved barriers or, where located within a garage, be elevated or located out of the normal path of a vehicle, defined as a line perpendicular to the garage vehicle opening to the back wall extending 36 inches (914 mm) to either side along the back wall and to a height of 48 inches (1219 mm). Protective barriers for energy storage systems (ESS) shall be designed to resist, deflect, or visually deter vehicle impact in accordance with Section S 14.4.3.1 through Section S 14.4.3.3. (See Figure S 14.4.3).

Exception: Where the clear height of the vehicle garage opening is equal to or less than 90 inches (2286 mm), ESS installed at least 36 inches (914 mm) above the finished floor shall not be subject to vehicle impact protection requirements.

S 14.4.3.1 Bollards. Where installed, construction of bollards shall be in accordance with one of the following:

(1) 48 inches (1219 mm) in length by 3 inches (76 mm) in diameter, Schedule 80 steel pipe embedded in a concrete pier 12 inches (305 mm) deep and 6 inches (152 mm) in diameter, with 36 inches (914 mm) of pipe exposed, filled with concrete, and spaced at intervals not exceeding 60 inches (1524 mm). Each bollard shall be located not less than 6 inches (152 mm) from an ESS.

(2) 36 inches (914 mm) in height by 3 inches (76 mm) in diameter, Schedule 80 steel pipe fully welded to an 8 inch (203 mm) by 8 inch (203 mm) by 1/4 of an inch (6.4 mm) thick steel plate and bolted to a concrete floor by means of four 1/2 inch (12.7 mm) concrete anchors with not less than 3 inches (76 mm) of embedment. Spacing shall not exceed 60 inches (1524 mm), and each bollard shall be located not less than 6 inches (152 mm) from the ESS.

(3) Pre-manufactured steel pipe bollards shall be filled with concrete and anchored in accordance with the manufacturer's installation instructions. Spacing between bollards shall not exceed 60 inches (1524 mm). Each bollard shall be located not less than 6 inches (152 mm) from the ESS.

S 14.4.3.2 Wheel Barriers. Where installed, construction of wheel barriers shall be in accordance with one of the following:

(1) 6 inches (152 mm) in height by 6 inches (152 mm) in width, wheel stop made of concrete or polymer, anchored to the concrete floor at intervals of not less than 36 inches (914 mm) and located not less than 54 inches (1372 mm) from the ESS. Not less than two ½ inch (12.7 mm) diameter concrete anchors with 3 inches (76 mm) of embedment per wheel stop shall be used. Spacing between wheel stops shall not exceed 36 inches (914 mm).

(2) Pre-manufactured wheel stops shall be anchored in accordance with the manufacturer's installation instructions.

S 14.4.3.3 Other Approved Methods. Protective barriers installed 24 inches (610 mm) above grade and designed to resist a 2000 pound-force (8896 N) impact in the direction of vehicle travel shall be permitted.

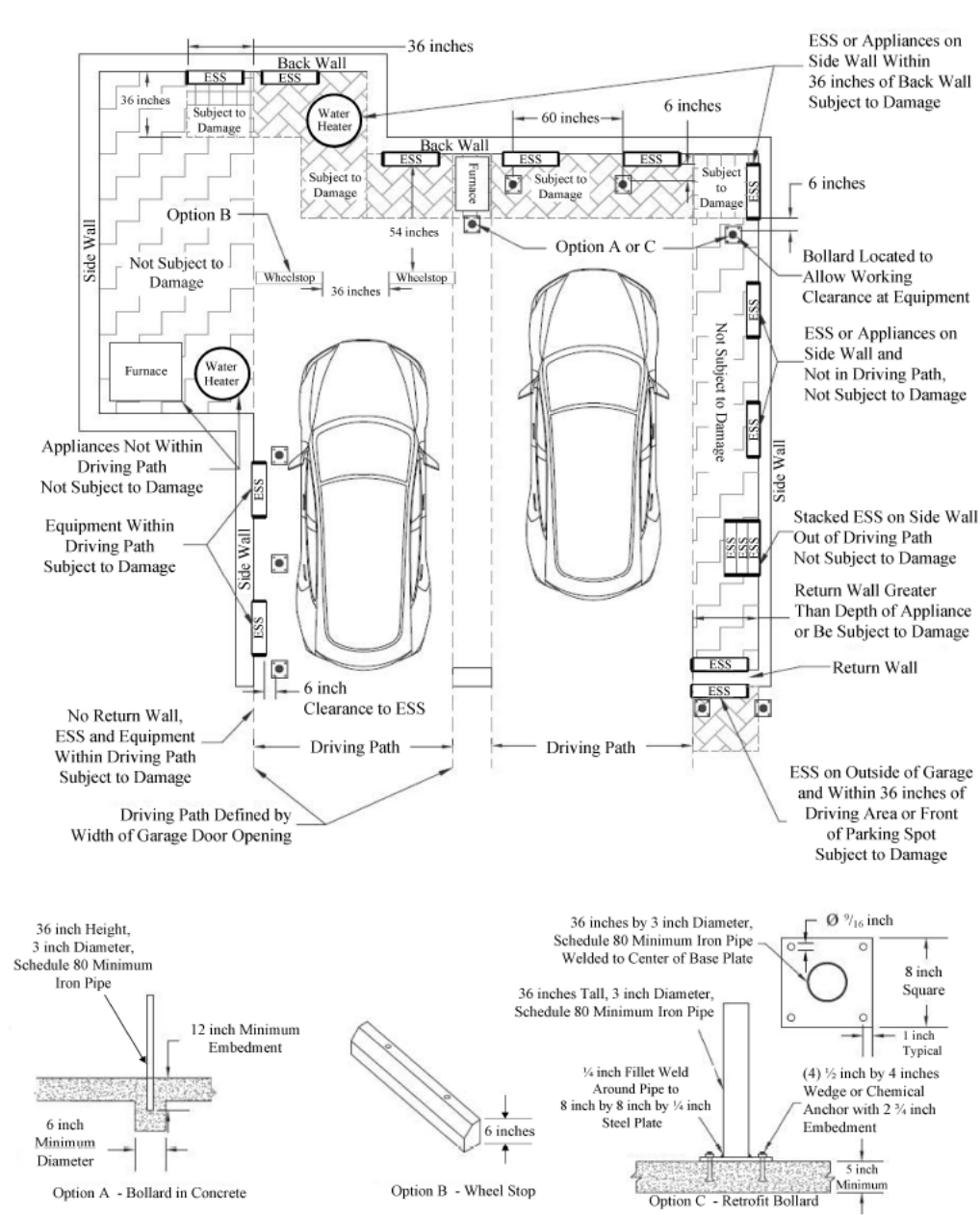


Figure S 14.3.3

PROTECTIVE BARRIERS FOR ESS

S 14.4.4 Freeze Protection. Unless designed for such conditions, solar thermal energy systems and components that contain liquid as the heat transfer

medium shall be protected from freezing, by means of fail-safe freeze protection in accordance with this Section, where the ambient temperature may be less than 46°F (8°C).

S 14.4.4.1 Antifreeze. Antifreeze shall be used in accordance with the solar thermal system manufacturer's instructions.

S 14.4.4.2 Drainback. Drainback systems shall drain by gravity and shall be permitted to be installed in applications where the ambient temperature may not be less than -60°F (-51°C).

S 14.4.4.3 Integral Collector Storage. Integral collector storage systems shall be permitted to be installed in applications where the ambient temperature may not be less than 23°F (-5°C) and the duration of below-freezing episodes exceeding 18 hours. Exposed piping in a solar thermal energy system shall be protected with insulation having a thermal resistance of not less than R-5.0.

S 14.4.4.4 Indirect Thermosiphon. Indirect thermosiphon systems shall be permitted to be installed in applications where the ambient temperature may not be less than 23°F (-5°C). Exposed piping in a solar thermal energy system shall be protected with insulation having a thermal resistance of not less than R-5.

S 14.4.4.5 Air Heating Systems. Air solar heating systems shall be permitted to be used in accordance with the manufacturer's instructions.

S 14.4.4.6 Labeling. A label indicating the method of freeze protection for the system shall be attached to the system in a visible location.

S 14.4.4.7 Piping. Fittings, pipe slope, and collector shall be designed to allow for manual gravity draining and air filling of solar thermal energy system

components and piping. Pipe slope for gravity draining shall be not less than 1/4 inch per foot (20.8 mm/m) of horizontal length. Collector header pipes or absorber plate riser tubes internal to the collector shall be sloped in accordance with the manufacturer's instructions. Where a means to drain the system is provided, a drain valve shall be installed.

S 14.4.5 Water Hammer Protection. The flow of the hydronic piping system shall be designed to prevent water hammer.

S 14.4.6 Heat Transfer Fluid Quality. Heat transfer fluids used in closed-loop hydronic systems shall be in accordance with IAPMO/ANSI H1001.1.

S 14.4.6.1 Ethylene Glycol. Ethylene glycol shall not be used in one- and two-unit residential systems. In existing systems, where ethylene glycol is used, there shall be no direct or permanent potable water connections. Where a temporary potable water connection is required, a backflow preventer shall be installed.

S 14.4.7 Heat Transfer Fluid. Solar thermal piping shall be identified with an orange background with black uppercase lettering, with the words "CAUTION: HEAT TRANSFER FLUID, DO NOT DRINK." Each solar thermal energy system shall be identified to designate the medium being conveyed. The minimum size of the letters and length of the color field shall comply with Table S 14.4.7.

Each outlet on the solar thermal piping system shall be posted with black uppercase lettering as follows:

"CAUTION: HEAT TRANSFER FLUID, DO NOT DRINK."

TABLE S 14.4.7
MINIMUM LENGTH OF COLOR FIELD AND SIZE OF LETTERS

OUTSIDE DIAMETER OF PIPE OR COVERING (inches)	MINIMUM LENGTH OF COLOR FIELD (inches)	MINIMUM SIZE OF LETTERS (inches)
½ to 1¼	8	½
1½ to 2	8	¾
2½ to 6	12	1¼
8 to 10	24	2½
Over 10	32	3½

For SI units: 1 inch = 25.4 mm

S 14.4.8 Identification of Chemical Additives. In systems where chemical additives are used, documentation including the following information shall be readily accessible and maintained onsite:

- (1) Concentrations
- (2) Maintenance requirements
- (3) Maintenance log
- (4) Safety data sheet (SDS)

S 14.4.9 Insulation.

S 14.4.9.1 General. The temperature of surfaces within reach of building occupants shall not exceed 140°F (60°C) unless the surfaces are protected by insulation. Where sleeves are installed, the insulation shall continue full size through them. Coverings and insulation used for piping shall be of material approved for the operating temperature of the system and the installation environment. Where installed in a plenum, the insulation, jackets and lap-seal adhesives, including pipe coverings and linings, shall have a flame spread index not to exceed 25 and a smoke-developed index not to exceed 50 where tested in accordance with ASTM E84 or UL 723.

S 14.4.9.2 Heat Loss. Insulation shall be installed on interconnecting solar and hot water piping. The final 5 feet (1524 mm) of the cold water supply line, or the entire length where less than 5 feet (1524 mm), shall be insulated. The insulation shall have an R-value of not less than R-2.6 degree Fahrenheit hour square foot per British thermal unit ($^{\circ}\text{F}\cdot\text{h}\cdot\text{ft}^2/\text{Btu}$) ($\text{R}-0.46\text{ m}^2\cdot\text{K}/\text{W}$). Piping, storage tanks, and circulating air ductwork shall be insulated. Ductwork and piping shall be permitted to not be insulated where exposed in conditioned spaces, and the heat loss from such ducts or piping does not otherwise contribute to the heating or cooling load within such space.

Exception: Low temperature, aboveground piping installed for swimming pools, spas, and hot tubs in accordance with the manufacturer's installation instructions unless such piping is located within a building.

S 14.4.9.3 Piping. Pipes and fittings, other than unions, flanges, or valves, shall be insulated. Insulation material shall be approved for continuous operating temperatures of not less than 220°F (104°C).

S 14.4.9.4 Fittings. Fittings shall be insulated with mitered sections, molded fittings, insulating cement, or flexible insulation.

S 14.4.9.5 Installation. Insulation shall be finished with a jacket or facing with the laps sealed with adhesives or staples so as to secure the insulation on the pipe. Insulation jacket seams shall be on the underside of the piping and shall overlap in accordance with the manufacturer's installation instructions. Joints and seams shall be sealed with a sealant that is approved for both the material and environmental conditions. In lieu of jackets, molded insulation shall be permitted to be secured with 16 gauge galvanized wire ties not exceeding 9 inches (229 mm) on center.

S 14.4.9.5.1 Exterior Applications. Insulation for exterior applications shall be finished with an approved jacket, coating or facing with the surfaces and laps sealed. Jacketing, coating, facing, and tape used for exterior applications shall be designed for such use. Where flexible insulation is used, it shall be wrapped and sealed against water penetration. Insulation used for exterior applications shall be resistant to extreme temperatures, UV exposure, and moisture.

S 15.0 Specific Requirements.

S 15.1 Electrical.

S 15.1.1 Wiring. Electrical connections, wiring, and devices shall be installed in accordance with NFPA 70. Electrical equipment, appliances, and devices installed in areas that contain flammable vapors or dusts shall be of a type approved for such environment.

S 15.1.2 Controls. Required electrical, mechanical, safety, and operating controls shall be listed or labeled by a listing agency. Electrical controls shall be of such design and construction as to be suitable for installation in the environment in which they are located.

S 15.2 Flow Directions. Flow directions shall be permanently affixed on the solar thermal energy system.

S 15.3 Attic Installations. An attic space in which solar energy system components are installed shall comply with Section 508.4 of this Code.

S 15.4 Connections to Drainage System Required. Receptors, drains, appurtenances, and appliances, used to receive or discharge liquid waste, shall be

connected to the drainage system of the building or premises in accordance with the requirements of this Code.

S 15.5 Dry Storage Systems.

S 15.5.1 Waterproofing. The containment structure for dry thermal storage systems shall be constructed in an approved manner to prevent the infiltration of water or moisture.

S 15.5.2 Detecting Water Intrusion. The containment structure shall be capable of fully containing spillage or moisture accumulation that occurs. The structure shall have a means, such as a sight glass, to detect spillage or moisture accumulation, and shall be fitted with a drainage device to eliminate spillage.

S 15.5.3 Rock as Storage Material. Systems utilizing rock as the thermal storage material shall use clean, washed rock that is free of organic material.

S 15.5.4 Odor and Particulate Control. Thermal storage materials and containment structures, including interior protective coating, shall not impart toxic elements, particulate matter, or odor to areas of human occupancy.

S 15.6 Heat Pumps. Heat pumps shall comply with UL 1995 or UL 60335-2-40. Air-source heat pumps shall also comply with AHRI 210/240. In addition, ground-source heat pumps shall comply with AHRI/ASHRAE/ISO 13256-1 for water-to-air heat pumps and AHRI/ASHRAE/ISO 13256-2 for water-to-water heat pumps. Heat pumps shall be fitted with a means to indicate that the compressor is locked out.

S 16.0 Solar Thermal Energy Systems for Swimming Pool, Spas, and

Hot Tubs.

S 16.1 Water Chemistry. Where water from a swimming pool, spa, or hot tub is heated by way of circulation through solar collectors, the chemistry of such water

shall comply with the requirements of Section S 16.2 and shall be filtered in accordance with Section S 16.3 and Section S 16.3.1 of this Code.

S 16.2 Parameters. Parameters for chemicals used within a swimming pool, spa, or hot tub shall be in accordance with Table S 16.2.

TABLE S 16.2
WATER CHEMISTRY

PARAMETER	ACCEPTABLE RANGE
Calcium hardness	200 – 400 parts per million (ppm)
Langelier Saturation Index	0 (+ or - 0.3 acceptable)
pH	7.2 – 7.8
TDS	< 1500 ppm
Total alkalinity	80 – 120 ppm

For SI Units: 1 part per million = 1 mg/L

S 16.3 Filter. A filter shall be provided to remove debris from the water entering the solar loop.

Exception: A solar swimming pool, spa, or hot tub heating system with a heat exchanger.

S 16.3.1 Location. A filter shall be located upstream of a pump used to direct water to solar collectors.

S 16.4 Corrosion Resistant. Glazed solar collectors made of copper shall not be used for solar pool, spa, or hot tub heating.

Exception: Where a heat exchanger is provided between the collector circuit and the swimming pool, spa, or hot tub water.

S 17.0 Certificate of Compliance. Upon completion of the solar thermal energy system, the permittee shall sign a Certificate of Compliance with this Code. The Certificate of Compliance shall also list the following information:

- (1) Type of freeze protection;
- (2) Mixing valve setting degrees Fahrenheit (° F);
- (3) Subsystem working pressure (if applicable) pounds per square inch;
- (4) Subsystem test pressure (if applicable) pounds per square inch;
- (5) Heat exchanger make and model number (if applicable);
- (6) Circulating pump over temperature protection shut-off setting degrees

Fahrenheit (° F) for one-tank systems where the water heater controls utilize fusible-link type over temperature protection.

This Certificate shall be posted in a conspicuous location at or near the water heater.

S 18.0 General.

S 18.1 Referenced Standards. The standards listed in Table S 18.1 are referenced in various sections of this Appendix and shall be considered part of the requirements of this Code. The standards are listed herein by the standard number and

effective date, the title and application. The application of the referenced standard(s) shall be as specified in Section S 5.2.

TABLE S 18.1
REFERENCED STANDARDS

STANDARD NUMBER	STANDARD TITLE	APPLICATION	REFERENCED SECTIONS
AHRI			
AHRI 210/240-2020	Performance Rating of Unitary Air-conditioning & Air- source Heat Pump Equipment	Air-Source Heat Pumps	407.5
AHRI 870-2016	Performance Rating of Direct Geoexchange Heat Pumps	Equipment	706.1
AHRI/ASHRAE/ISO 13256-1-1998 (R2012)	Water-Source Heat Pumps – Testing and Rating for Performance – Part 1: Water-to-Air and Brine-to-Air Heat Pumps	Water-Source Heat Pumps	407.5, 706.1, Table 706.1, 716.3.1
AHRI/ASHRAE/ISO 13256-2-1998 (R2012)	Water-Source Heat Pumps – Testing and Rating for Performance – Part 2: Water-to-Water and Brine-to-Water Heat Pumps	Water-Source Heat Pumps	407.5, 706.1, Table 706.1, 716.3.1
ASHRAE			
AHRI/ASHRAE/ISO 13256-1-1998 (R2012)	Water-Source Heat Pumps – Testing and Rating for Performance – Part 1: Water-to-Air and Brine-to-Air Heat Pumps	Water-Source Heat Pumps	407.5, 706.1, Table 706.1, 716.3.1
AHRI/ASHRAE/ISO 13256-2-1998 (R2012)	Water-Source Heat Pumps – Testing and Rating for Performance – Part 2: Water-to-Water and Brine-to-Water Heat Pumps	Water-Source Heat Pumps	407.5, 706.1, Table 706.1, 716.3.1
ASHRAE 34-2022	Designation and Safety Classification of Refrigerants	Refrigerant Classifications	706.3
ASHRAE 194-2017	Method of Test for Direct-Expansion Ground-Source Heat Pumps	Ground-Source Heat Pumps	706.1
ASME			
ASME A112.1.2-2012 (R2022)	Air Gaps in Plumbing Systems (for Plumbing Fixtures and Water-Connected Receptors)	Backflow Protection	402.2
ASME A112.1.3-2000 (R2019)	Air Gap Fittings for Use with Plumbing Fixtures, Appliances, and Appurtenances	Backflow Protection	402.2
ASME A112.4.1-2009	Water Heater Relief	Discharge Piping	311.3(2)

(R2019)	Valve Drain Tubes		
ASSE 1070/ASME A112.1070/CSA B125.70- 2020	Water Temperature Limiting Devices	Valves	402.5
ASME B1.20.1-2013 (R2018)	Pipe Threads, General Purpose (Inch)	Joints	410.3(3), 410.5(7), 410.13(3), 410.14(2)
ASME B16.3-2021	Malleable Iron Threaded Fittings: Classes 150 and 300	Fittings	Table 409.1
ASME B16.5-2020	Pipe Flanges and Flanged Fittings: NPS 1/2 Through NPS 24 Metric/Inch	Fittings	Table 409.1
ASME B16.9-2018	Factory-Made Wrought Buttwelding Fittings	Fittings	Table 409.1
ASME B16.11-2021	Forged Fittings, Socket-Welding and Threaded	Fittings	Table 409.1
ASME B16.15-2018	Cast Copper Alloy Threaded Fittings: Classes 125 and 250	Fittings	Table 409.1
ASME B16.18-2021	Cast Copper Alloy Solder Joint Pressure Fittings	Fittings	Table 409.1
ASME B16.22-2021	Wrought Copper and Copper Alloy Solder-Joint Pressure Fittings	Fittings	Table 409.1, 715.3
ASME B16.23-2021	Cast Copper Alloy Solder Joint Drainage Fittings: DWV	Fittings	Table 409.1
ASME B16.24-2021	Cast Copper Alloy Pipe Flanges, Flanged Fittings, and Valves: Classes 150, 300, 600, 900, 1500, and 2500	Fittings	Table 409.1
ASME B16.26-2018	Cast Copper Alloy Fittings for Flared Copper Tubes	Fittings	Table 409.1
ASME B16.29-2017	Wrought Copper and Wrought Copper Alloy Solder-Joint Drainage Fittings – DWV	Fittings	Table 409.1
ASME B16.51-2021	Copper and Copper Alloy Press-Connect Pressure Fittings	Fittings	Table 409.1
ASME BPVC Section VIII.1-2021	Rules for Construction of Pressure Vessels Division 1	Miscellaneous	408.3, 601.2.1, 603.6, 605.2
ASME BPVC Section X-2021	Fiber-Reinforced Plastic Pressure Vessels	Pressure Vessel Construction, Pressure Vessels	603.6
ASME SA194-2021	Carbon and Alloy Steel Nuts for Bolts for High Pressure or High Temperature Service, or Both	Mounting	501.5.6
ASSE			
ASSE 1013-2021	Performance Requirements for Reduced Pressure Principle Backflow Prevention Assemblies	Backflow Prevention	402.2

ASSE 1017-2009	Performance Requirements for Temperature Actuated Mix- ing Valves for Hot Water Distribution Systems	Valves	311.5, 407.3.1
ASSE 1061-2020	Performance Requirements for Push-Fit Fittings	Fittings	Table 409.1, 410.3(1), 410.5(5)
ASSE 1070/ASME A112.1070/CSA B125.70- 2020	Water Temperature Limiting Devices	Valves	402.5
ASSE 1079-2012 (R2021)	Performance Requirements for Dielectric Pipe Unions	Fittings	410.16.1
ASTM			
ASTM A53/A53M-2022	Standard Specification for Pipe, Steel, Black and Hot- Dipped, Zinc-Coated, Welded and Seamless	Piping	Table 409.1
ASTM A106/A106M-2019a	Standard Specification for Seamless Carbon Steel Pipe for High-Temperature Service	Piping	Table 409.1
ASTM A126-2004 (R2019)	Standard Specification for Gray Iron Castings for Valves, Flanges, and Pipe Fittings	Piping	Table 409.1
ASTM A254/A254M-2012 (R2019)	Standard Specification for Copper-Brazed Steel Tubing	Piping	Table 409.1
ASTM A269/A269M-2022	Standard Specification for Seamless and Welded Austenitic Stainless Steel Tubing for General Service	Piping	Table 409.1
ASTM A312/A312M-2022a	Standard Specification for Seamless, Welded, and Heavily Cold Worked Austenitic Stainless Steel Pipes	Piping	Table 409.1
ASTM A420/A420M-2022	Standard Specification for Piping Fittings of Wrought Car- bon Steel and Alloy Steel for Low-Temperature Service	Fittings	Table 409.1
ASTM A554-2021	Standard Specification for Welded Stainless Steel Mechanical Tubing	Piping	Table 409.1
ASTM A778/A778M-2022	Standard Specification for Welded, Unannealed Austenitic Stainless Steel Tubular Products	Piping	Table 409.1
ASTM B32-2020	Standard Specification for Solder Metal	Joints	410.5(6)
ASTM B42-2020	Standard Specification for Seamless Copper Pipe, Standard Sizes	Piping	Table 409.1
ASTM B43-2020	Standard Specification for Seamless Red Brass Pipe, Standard Sizes	Piping	Table 409.1
ASTM B75/B75M-2020	Standard Specification for Seamless Copper Tube	Piping	Table 409.1
ASTM B88-2022	Standard Specification for Seamless Copper Water Tube	Piping	Table 409.1
ASTM B135/B135M-2017	Standard Specification for Seamless Brass Tube	Piping	Table 409.1
ASTM B251/B251M-2017	Standard Specification for General Requirements for Wrought Seamless Copper and Copper-Alloy Tube	Piping	Table 409.1
ASTM B280-2020	Standard Specification for Seamless Copper Tube for Air Conditioning and Refrigeration Field Service	Piping	715.3
ASTM B302-2017	Standard Specification for Threadless Copper Pipe, Standard Sizes	Piping	Table 409.1
ASTM B447-2012a (R2021)	Standard Specification for Welded Copper Tube	Piping	Table 409.1
ASTM B813-2016	Standard Specification for Liquid and Paste Fluxes for Soldering of Copper and Copper Alloy Tube	Joints	410.5(6)
ASTM B828-2016	Standard Practice for Making Capillary Joints by Soldering of Copper and Copper Alloy Tube and Fittings	Joints	410.5(6)

ASTM C411-2019	Standard Test Method for Hot-Surface Performance of High-Temperature Thermal Insulation	Duct Coverings and Linings	502.4.1
ASTM D1693-2021	Standard Test Method for Environmental Stress-Cracking of Ethylene Plastics	Piping	Table 409.1
ASTM D1785-2021a	Standard Specification for Poly(Vinyl Chloride) (PVC) Plastic Pipe, Schedules 40, 80, and 120	Piping	Table 409.1
ASTM D2241-2020	Standard Specification for Poly(Vinyl Chloride) (PVC) Pressure-Rated Pipe (SDR Series)	Piping	Table 409.1
ASTM D2464-2015	Standard Specification for Threaded Poly(Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 80	Fittings	Table 409.1
ASTM D2466-2021	Standard Specification for Poly(Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40	Fittings	Table 409.1
ASTM D2467-2020	Standard Specification for Poly(Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 80	Fittings	Table 409.1
ASTM D2564-2020	Standard Specification for Solvent Cements for Poly(Vinyl Chloride) (PVC) Plastic Piping Systems	Joints	410.13(2)
ASTM D2609-2021	Standard Specification for Plastic Insert Fittings for Polyethylene (PE) Plastic Pipe	Fittings	Table 409.1
ASTM D2683-2020	Standard Specification for Socket-Type Polyethylene Fittings for Outside Diameter-Controlled Polyethylene Pipe and Tubing	Fittings	Table 409.1, Table 703.3
ASTM D2737-2022	Standard Specification for Polyethylene (PE) Plastic Tubing	Piping	Table 409.1, Table 703.2
ASTM D2846/D2846M-2019a	Standard Specification for Chlorinated Poly(Vinyl Chloride) (CPVC) Plastic Hot- and Cold-Water Distribution Systems	Piping	Table 409.1, 410.3(2), 410.4(2)
ASTM D3035-2022	Standard Specification for Polyethylene (PE) Plastic Pipe (DR-PR) Based on Controlled Outside Diameter	Piping	Table 409.1, Table 703.2
ASTM D3138-2021	Standard Specification for Solvent Cements for Transition Joints Between Acrylonitrile-Butadiene-Styrene (ABS) and Poly(Vinyl Chloride) (PVC) Non-Pressure Piping Components	Joints	410.16.2.1
ASTM D3139-2019	Standard Specification for Joints for Plastic Pressure Pipes Using Flexible Elastomeric Seals	Joints	410.13(1)
ASTM D3261-2016	Standard Specification for Butt Heat Fusion Polyethylene (PE) Plastic Fittings for Polyethylene (PE) Plastic Pipe and Tubing	Fittings	Table 409.1, Table 703.3
ASTM D3350-2021	Standard Specification for Polyethylene Plastics Pipe and Fittings Materials	Piping	Table 409.1, 703.4.1, 703.4.2
ASTM E84-2023	Standard Test Method for Surface Burning Characteristics of Building Materials	Miscellaneous	401.2, 502.4, 503.1, 606.5
ASTM F437-2021	Standard Specification for Threaded Chlorinated Poly (Vinyl Chloride) (CPVC) Plastic Pipe Fittings, Schedule 80	Fittings	Table 409.1
ASTM F438-2017	Standard Specification for Socket-Type Chlorinated Poly (Vinyl Chloride) (CPVC) Plastic Pipe Fittings, Schedule 40	Fittings	Table 409.1
ASTM F439-2019	Standard Specification for Chlorinated Poly (Vinyl Chloride) (CPVC) Plastic Pipe Fittings, Schedule 80	Fittings	Table 409.1
ASTM F441/F441M-2020	Standard Specification for Chlorinated Poly (Vinyl Chloride) (CPVC) Plastic Pipe, Schedules 40 and 80	Piping	Table 409.1
ASTM F442/F442M-2020	Standard Specification for Chlorinated Poly (Vinyl Chloride) (CPVC) Plastic Pipe (SDR-PR)	Piping, Plastic	Table 409.1, 410.3(2)
ASTM F493-2022	Standard Specification for Solvent Cements for Chlorinated Poly (Vinyl Chloride) (CPVC) Plastic Pipe and Fittings	Joints	410.3(2), 410.4(2)

ASTM F656-2021	Standard Specification for Primers for Use in Solvent Cement Joints of Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings	Joints	410.3(2), 410.4(2), 410.13(2)
ASTM F714-2022	Standard Specification for Polyethylene (PE) Plastic Pipe (DR-PR) Based on Outside Diameter	Piping	Table 409.1, Table 703.2
ASTM F876-2023	Standard Specification for Crosslinked Polyethylene (PEX) Tubing	Piping	Table 409.1, 410.6, Table 703.2
ASTM F877-2023	Standard Specification for Crosslinked Polyethylene (PEX) Hot- and Cold-Water Distribution Systems	Piping	Table 409.1, Table 703.3
ASTM F1055-2016a (R2022)	Standard Specification for Electrofusion Type Polyethylene Fittings for Outside Diameter Controlled Polyethylene and Crosslinked Polyethylene (PEX) Pipe and Tubing	Fittings	Table 409.1, Table 703.3, 703.4.1.1(3)
ASTM F1281-2023	Standard Specification for Crosslinked Polyethylene/Aluminum/Crosslinked Polyethylene (PEX-AL-PEX) Pressure Pipe	Piping	Table 409.1
ASTM F1282-2017	Standard Specification for Polyethylene/Aluminum/Poly-ethylene (PE-AL-PE) Composite Pressure Pipe	Piping	Table 409.1
ASTM F1476-2007 (R2019)	Standard Specification for Performance of Gasketed Mechanical Couplings for Use in Piping Applications	Fittings	Table 409.1
ASTM F1548-2001 (R2018)	Standard Specification for Performance of Fittings for Use with Gasketed Mechanical Couplings Used in Piping Applications	Fittings	Table 409.1
ASTM F1807-2023	Standard Specification for Metal Insert Fittings Utilizing a Copper Crimp Ring, or Alternate Stainless Steel Clamps, for SDR9 Cross-linked Polyethylene (PEX) Tubing and SDR9 Polyethylene of Raised Temperature (PE-RT) Tubing	Fittings	Table 409.1, Table 703.3
ASTM F1960-2023	Standard Specification for Cold Expansion Fittings with PEX Reinforcing Rings for Use with Cross-linked Polyethylene (PEX) and Polyethylene of Raised Temperature (PE-RT) Tubing	Fittings	Table 409.1, Table 703.3
ASTM F1970-2023	Standard Specification for Special Engineered Fittings, Appurtenances or Valves for Use in Poly (Vinyl Chloride) (PVC) or Chlorinated Poly (Vinyl Chloride) (CPVC) Systems	Piping	Table 409.1
ASTM F1974-2009 (R2020)	Standard Specification for Metal Insert Fittings for Polyethylene/Aluminum/Polyethylene and Crosslinked Polyethylene/Aluminum/Crosslinked Polyethylene Composite Pressure Pipe	Fittings	Table 409.1, 410.7(1), 410.10(1)
ASTM F2080-2023	Standard Specification for Cold-Expansion Fittings with Metal Compression-Sleeves for Crosslinked Polyethylene (PEX) Pipe and SDR9 Polyethylene of Raised Temperature (PE-RT) Pipe	Fittings	Table 409.1, Table 703.3
ASTM F2098-2018	Standard Specification for Stainless Steel Clamps for Securing SDR9 Cross-linked Polyethylene (PEX) Tubing and SDR9 Polyethylene of Raised Temperature (PE-RT) to Metal Insert and Plastic Insert Fittings	Fittings	Table 409.1
ASTM F2159-2023a	Standard Specification for Plastic Insert Fittings Utilizing a Copper Crimp Ring, or Alternate Stainless Steel Clamps for SDR9 Cross-linked Polyethylene (PEX) Tubing and SDR9 Polyethylene of Raised Temperature (PE-RT) Tubing	Fittings	Table 409.1, Table 703.3
ASTM F2165-2019	Standard Specification for Flexible Pre-Insulated Plastic Piping	Fittings, Piping and Tubing	Table 409.1

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ASTM F2389-2023	Standard Specification for Pressure-Rated Polypropylene (PP) Piping Systems	Piping	Table 409.1, 410.12(1), Table 703.2, Table 703.3
ASTM F2434-2019	Standard Specification for Metal Insert Fittings Utilizing a Copper Crimp Ring for SDR9 Cross-linked Polyethylene (PEX) Tubing and SDR9 Cross-linked Polyethylene/Aluminum/Cross-linked Polyethylene (PEX-AL-PEX) Tubing	Fittings	Table 409.1, 410.7(1), Table 703.3
ASTM F2620-2020ae2	Standard Practice for Heat Fusion Joining of Polyethylene Pipe and Fittings	Joints	410.9(1), 410.9(3), 703.4.1.1(1), 703.4.1.1(2)
ASTM F2623-2022	Standard Specification for Polyethylene of Raised Temperature (PE-RT) Systems for Non-Potable Water Applications	Piping	Table 409.1, Table 703.2
ASTM F2735-2021	Standard Specification for Plastic Insert Fittings for SDR9 Cross-linked Polyethylene (PEX) and Polyethylene of Raised Temperature (PE-RT) Tubing	Fittings	Table 409.1
ASTM F2769-2023	Standard Specification for Polyethylene of Raised Temperature (PE-RT) Plastic Hot and Cold-Water Tubing and Distribution Systems	Piping, Fitting	Table 409.1, Table 703.2, Table 703.3
ASTM F2855-2019	Standard Specification for Chlorinated Poly (Vinyl Chloride)/Aluminum/Chlorinated Poly (Vinyl Chloride) (CPVC- AL-CPVC) Composite Pressure Tubing	Piping, Plastic	Table 409.1
ASTM F3226/F3226M-2019	Standard Specification for Metallic Press-Connect Fittings for Piping and Tubing Systems	Fittings	Table 409.1
ASTM F3253-2019	Standard Specification for Crosslinked Polyethylene (PEX) Tubing with Oxygen Barrier for Hot- and Cold-Water Hydronic Distribution Systems	Piping, Fittings	Table 409.1, 410.6
ASTM F3347-2023	Standard Specification for Metal Press Insert Fittings with Factory Assembled Stainless Steel Press Sleeve for SDR9 Cross-linked Polyethylene (PEX) Tubing and SDR9 Polyethylene of Raised Temperature (PE-RT) Tubing	Fittings	Table 409.1, Table 703.3
ASTM F3348-2023	Standard Specification for Plastic Press Insert Fittings with Factory Assembled Stainless Steel Press Sleeve for SDR9 Cross-linked Polyethylene (PEX) Tubing and SDR9 Polyethylene of Raised Temperature (PE-RT) Tubing	Fittings	Table 409.1, Table 703.3
AWS			
AWS A5.8M/A5.8-2019	Filler Metals for Brazing and Braze Welding	Joints	410.5(1), 715.3, 715.5
AWS A5.9/A5.9M-2022 (ISO 14343-2017 MOD)	Specification for Bare Stainless Steel Welding Electrodes and Rods	Joints	410.15.2
AWWA			
AWWA C110/A21.10- 2021	Ductile-Iron and Gray-Iron Fittings	Fittings	Table 409.1
AWWA C111/A21.11- 2017	Rubber-Gasket Joints for Ductile-Iron Pressure Pipe and Fittings	Joints	410.8
AWWA C115/A21.15- 2020	Flanged Ductile-Iron Pipe with Ductile-Iron or Gray-Iron Threaded Flanges	Piping	Table 409.1
AWWA C151/A21.51- 2017	Ductile-Iron Pipe, Centrifugally Cast	Piping	Table 409.1
AWWA C153/A21.53- 2019	Ductile-Iron Compact Fittings	Fittings	Table 409.1

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AWWA C901-2020	Polyethylene (PE) Pressure Pipe and Tubing, ¾ In. (19 mm) Through 3 In. (76 mm), for Water Service	Piping	Table 409.1, Table 703.2, 703.4.1
CSA			
ASSE 1070/ASME A112.1070/CSA B125.70- 2020	Water Temperature Limiting Devices	Valves	402.5
CSA B137.1-2020	Polyethylene (PE) Pipe, Tubing, and Fittings for Cold-Water Pressure Services	Piping	Table 409.1, Table 703.2, Table 703.3
CSA B137.2-2020	Polyvinylchloride (PVC) Injection-Moulded Gasketed Fittings for Pressure Applications	Fittings	Table 409.1
CSA B137.3-2020	Rigid Polyvinylchloride (PVC) Pipe and Fittings for Pressure Applications	Piping, Fittings	Table 409.1
CSA B137.5-2020	Crosslinked Polyethylene (PEX) Tubing Systems for Pres- sure Applications	Piping	Table 409.1, Table 703.2, Table 703.3
CSA B137.6-2020	Chlorinated Polyvinylchloride (CPVC) Pipe, Tubing, and Fittings for Hot- and Cold-Water Distribution Systems	Piping, Fittings	Table 409.1
CSA B137.9-2020	Polyethylene/Aluminum/Polyethylene (PE-AL-PE) Composite Pressure-Pipe Systems	Piping	Table 409.1
CSA B137.10-2020	Crosslinked Polyethylene/Aluminum/Crosslinked Polyethylene (PEX-AL-PEX) Composite Pressure-Pipe Systems	Piping	Table 409.1
CSA B137.11-2020	Polypropylene (PP-R & PP-RCT) Pipe and Fittings for Pres- sure Applications	Piping	Table 409.1, 410.12(1), Table 703.2, Table 703.3
CSA B137.18-2020	Polyethylene of Raised Temperature Resistance (PE-RT) Tubing Systems for Pressure Applications	Piping, Fittings	Table 409.1, Table 703.2, Table 703.3
CSA C22.2 No. 108-2014 (R2019)	Liquid Pumps	Pumps	308.1.1
ANSI/CSA/IGSHPA C448 Series-2016 (R2021)	Design and Installation of Ground Source Heat Pump Systems for Commercial and Residential Buildings	Ground-Source Heat Pumps	701.11.1, Table 703.2, Table 703.3, 708.7, 709.1, 710.7, 710.7.2, 715.4
CSA/ANSI Z21.10.1-2019/CSA 4.1-2019	Gas Water Heaters, Volume I, Storage Water Heaters with Input Ratings of 75,000 Btu Per Hour or Less	Fuel Gas, Appliances	Table 403.2
CSA/ANSI Z21.10.3-2019/CSA 4.3-2019	Gas-Fired Water Heaters, Volume III, Storage Water Heaters with Input Ratings Above 75,000 Btu Per Hour, Circulating and Instantaneous	Fuel Gas, Appliances	Table 403.2
IAPMO			
IAPMO/ANSI H1001.1-2021	Standard for Quality of Heat Transfer Fluids Used in Hydronics Systems	Heat Transfer Fluid	401.6, 701.11.1
IAPMO/ANSI/CAN Z1117-2022	Standard for Press Connections	Fittings	Table 409.1
IAPMO IGC 353-2019 ^{el}	Branch Connectors	Fittings	Table 409.1
IAPMO S1001.1-2013 (R2019)	Design and Installation of Solar Water Heating Systems	Solar Thermal Systems	501.7
ICC			
ICC 900/SRCC 300-2020	Solar Thermal System Standard	Solar Thermal Systems	501.7
ICC 901/SRCC 100-2020	Solar Thermal Collector Standard	Collectors	502.6
IGSHPA			

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ANSI/CSA/IGSHPA C448 Series-2016 (R2021)	Design and Installation of Ground Source Heat Pump Systems for Commercial and Residential Buildings	Ground-Source Heat Pumps	701.11.1, Table 703.2, Table 703.3, 708.7, 709.1, 710.7, 710.7.2, 715.4
ISO			
AHRI/ASHRAE/ISO 13256-1-1998 (R2012)	Water-Source Heat Pumps – Testing and Rating for Performance – Part 1: Water-to-Air and Brine-to-Air Heat Pumps	Water-Source Heat Pumps	407.5, 706.1, Table 706.1, 716.3.1
AHRI/ASHRAE/ISO 13256-2-1998 (R2012)	Water-Source Heat Pumps – Testing and Rating for Performance – Part 2: Water-to-Water and Brine-to-Water Heat Pumps	Water-Source Heat Pumps	407.5, 706.1, Table 706.1, 716.3.1
NFPA			
NFPA 70-2023	National Electrical Code	Miscellaneous	304.4.5, 315.1, 717.1, 801.1, 804.1, 806.1.3(4)(d), 806.4.1(2), 807.2, 809.1.1, 812.2.2(2), 812.3.2, 812.3.3, 812.3.4, 812.3.5, 812.3.6, 812.4.2(8), 812.4.2(11), 812.4.2(12), 812.6, 818.1, 818.1.3.1, 818.1.4, 819.1, 819.2.1, 819.2.3, Table 819.1, 820.1.9(3), 820.2, 820.2.2, 820.3, 826.1, 827.1, 830.2(2), 830.4, B 104.1
NGWA			
NGWA-01-2014	Water Well Construction Standard	Geothermal	712.2, 712.3, 713.4, 713.6
NSF			
NSF/ANSI/CAN 60-2021	Drinking Water Treatment Chemicals-Health Effects	Backfill	710.7.1
NSF/ANSI/CAN 61-2022	Drinking Water System Components - Health Effects	Miscellaneous	501.5.4, 712.1
NSF/ANSI 358-1-2021	Polyethylene Pipe and Fittings for Water-Based Ground- Source “Geothermal” Heat Pump Systems	Piping, Fittings	Table 409.1, Table 703.2, Table 703.3
NSF/ANSI 358-2-2017	Polypropylene Pipe and Fittings for Water-Based Ground- Source “Geothermal” Heat Pump Systems	Piping, Fittings	Table 409.1, Table 703.2, Table 703.3
NSF/ANSI 358-3-2021	Cross-Linked Polyethylene (PEX) Pipe and Fittings for Water- Based Ground-Source (Geothermal) Heat Pump Systems	Piping, Fittings	Table 409.1, Table 703.2, Table 703.3
NSF/ANSI 358-4-2022	Polyethylene of Raised Temperature (PE-RT) Tubing and Fittings for Water-Based Ground-Source (Geothermal) Heat Pump Systems	Piping, Fittings	Table 703.2, Table 703.3
NSF/ANSI/CAN 372-2022	Drinking Water System Components - Lead Content	Miscellaneous	712.1
SRCC			
ICC 900/SRCC 300-2020	Solar Thermal System Standard	Solar Thermal Systems	501.7
ICC 901/SRCC 100-2020	Solar Thermal Collector Standard	Collectors	502.6

UL			
UL 98B-2015	Outline of Investigation for Enclosed and Dead-front Switches for use in Photovoltaic Systems	Electrical	Table 802.2.1
UL 248-2019	Low-Voltage Fuses – Part 19: Photovoltaic Fuses (with revisions through February 28, 2020)	Electrical	Table 802.2.1
UL 489B-2016	Molded-Case Circuit Breakers, Molded-Case Switches, and Circuit-Breaker Enclosures for Use with Photovoltaic (PV) Systems (with revisions through May 19, 2021)	Electrical	Table 802.2.1
UL 508I-2015	Outline of Investigation for Disconnect Switches Intended for Use in Photovoltaic Systems	Electrical	Table 802.2.1
UL 723-2018	Test for Surface Burning Characteristics of Building Materials	Miscellaneous	401.2, 502.4, 503.1, 606.5
UL 778-2016	Motor-Operated Water Pumps (with revisions through June 29, 2021)	Pumps	308.1.1, 310.1
UL 834-2004	Heating, Water Supply, and Power Boilers – Electric (with revisions through July 17, 2019)	Appliances	Table 403.2
UL 1279-2010	Outline of Investigation for Solar Collectors	Electrical	502.6
UL 1699B-2018	Photovoltaic (PV) DC Arc-Fault Circuit Protection (with revisions through May 18, 2021)	Electrical	Table 802.2.1
UL 1703-2002	Flat-Plate Photovoltaic Modules and Panels (with revisions through November 25, 2019)	Electrical	Table 802.2.1
UL 1741-2021	Inverters, Converters, Controllers and Interconnection System Equipment for Use With Distributed Energy Resources (with revisions through October 18, 2022)	Electrical	Table 802.2.1
UL 1995-2022	Heating and Cooling Equipment	Heat Pumps	407.5, 706.1
UL 2523-2009	Solid Fuel-Fired Hydronic Heating Appliances, Water Heaters, and Boilers (with revisions through October 20, 2022)	Fuel Gas, Appliances	Table 403.2
UL 2703-2015	Mounting Systems, Mounting Devices, Clamping/Retention Devices, and Ground Lugs for Use with Flat-Plate Photovoltaic Modules and Panels (with revisions through March 24, 2021)	Electrical	Table 802.2.1
UL 2846-2014	Fire Test of Plastic Water Distribution Plumbing Pipe for Visible Flame and Smoke Characteristics (with revisions through January 14, 2021)	Piping	606.5
UL 2989-2022	Outline of Investigation for Tracer Wire	Tracer Wire	707.18.8
UL 3703-2015	Solar Trackers (with revisions through April 7, 2020)	Electrical	Table 802.2.1
UL 3730-2014	Photovoltaic Junction Boxes (with revisions through June 11, 2021)	Electrical	Table 802.2.1
UL 3741-2020	Photovoltaic Hazard Control	Electrical	Table 802.2.1
UL 4703-2014	Photovoltaic Wire (with revisions through August 11, 2020)	Electrical	Table 802.2.1
UL 6703-2014	Connectors for Use in Photovoltaic Systems (with revisions through June 10, 2021)	Electrical	Table 802.2.1
UL 7103-2019	Outline of Investigation for Building-Integrated Photovoltaic Roof Coverings	Electrical	Table 802.2.1
UL 8703-2011	Outline of Investigation for Concentrator Photovoltaic Modules and Assemblies	Electrical	Table 802.2.1
UL 60335-2-40-2022	Household and Similar Electrical Appliances-Safety-Part 2- 40: Particular Requirements for Electrical Heat Pumps, Air- Conditioners and Dehumidifiers	Heat Pumps	407.5, 706.1
UL 61730-1-2022	Photovoltaic (PV) Module Safety Qualification - Part 1: Requirements for Construction	Electrical	Table 802.2.1

Enclosure C

UL 61730-2-2022	Photovoltaic (PV) Module Safety Qualification - Part 2: Requirements for Testing	Electrical	Table 802.2.1
UL 62109-1-2014	Safety of Power Converters for Use in Photovoltaic Power Systems - Part 1: General Requirements (with revisions through April 30, 2019)	Electrical	Table 802.2.1

TABLE S 18.2
STANDARDS, PUBLICATIONS, PRACTICES, AND GUIDES

DOCUMENT NUMBER	DOCUMENT TITLE	APPLICATION
ASHRAE		
ASHRAE 90.1-2019	Energy Standard for Buildings Except Low-Rise Residential Buildings	Energy
ASHRAE 93-2010 (RA2014)	Methods of Testing to Determine the Thermal Performance of Solar Collectors	Testing
ASHRAE 95-1981 (RA1987)	Methods of Testing to Determine the Thermal Performance of Solar Domestic Water Heating Systems	Testing
ASHRAE Handbook-2021	Fundamentals	Electrical
ASHRAE 96-1980 (RA1989)	Thermal Performance of Unglazed Flat-Plate Liquid-Type Solar Collectors	Testing, Collector
ASME		
ASME A13.1-2020	Scheme for the Identification of Piping Systems	Piping
ASME B16.21-2021	Nonmetallic Flat Gaskets for Pipe Flanges	Joints
ASME B16.34-2020	Valves - Flanged, Threaded, and Welding End	Valves
ASME B16.47-2020	Large Diameter Steel Flanges: NPS 26 Through NPS 60 Metric/Inch	Fittings
ASME BPVC Section IV-2021	Rules for Construction of Heating Boilers	Miscellaneous
ASME BPVC Section IX-2021	Welding, Brazing, and Fusing Qualifications	Certification
ASSE		
ASSE 1010-2021	Performance Requirements for Water Hammer Arresters	Water Supply Component
ASTM		
ASTM A377-2018 (R2022) ^{e1}	Standard Index of Specifications for Ductile Iron Pressure Pipe	Piping, Ferrous
ASTM A733-2016 (R2022)	Standard Specification for Welded and Seamless Carbon Steel and Austenitic Stainless Steel Pipe Nipples	Piping, Ferrous
ASTM D56-2022	Standard Test Method for Flash Point by Tag Closed Cup Tester	Testing
ASTM D93-2020	Standard Test Method for Flash Point by Pensky-Martens Closed Cup Tester	Testing
ASTM D635-2022	Standard Test Methods for Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position	Testing
ASTM D2235-2022	Standard Specification for Solvent Cement for Acrylonitrile-Butadiene-Styrene (ABS) Plastic Pipe and Fittings	Joints
ASTM D2672-2020 ^{e1}	Standard Specification for Joints for IPS PVC Pipe Using Solvent Cement	Joints
ASTM D2855-2020	Standard Practice for the Two-Step (Primer and Solvent Cement) Method of Joining Poly (Vinyl Chloride) (PVC) or Chlorinated Poly (Vinyl Chloride) (CPVC) Pipe and Piping Components with Tapered Sockets	Joints
ASTM D3278-2021	Standard Test Method for Flash Point of Liquids by Small Scale Closed-Cup Apparatus	Testing
ASTM E136-2022	Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750°C	Furnace
ASTM F480-2014 (R2022)	Standard Specification for Thermoplastic Well Casing Pipe and Couplings Made in Standard Dimension Ratios (SDR), SCH 40 and SCH 80	Piping, Plastic
ASTM F891-2016	Standard Specification for Coextruded Poly(Vinyl Chloride) (PVC)	Piping, Plastic

	Plastic Pipe with a Cellular Core	
AWS		
AWS B2.2/B2.2M-2016	Brazing Procedure and Performance Qualification	Certification
AWWA		
AWWA C507-2018	Ball Valves, 6 In. through 60 In. (150 mm Through 1,500 mm)	Valves
BS		
BS EN 12975-1-2006 (R2010)	Thermal Solar Systems and Components – Solar Collectors – Part 1: General Requirements	Collector
BS EN 12976-1-2021	Thermal Solar Systems and Components – Factory Made Systems – Part 1: General Requirements	Solar Thermal Systems
BS EN 12976-2-2019	Thermal Solar Systems and Components – Factory Made Systems – Part 2: Test Methods	Solar Thermal Systems
BS EN ISO 9806-2017	Solar Energy – Solar Thermal Collectors – Test Methods	Collector
BS EN ISO 9488-2022	Solar Energy – Vocabulary	Miscellaneous
CSA		
ANSI Z21.22-2015 (R2020)/CSA 4.4-2015 (R2020)	Relief Valves for Hot Water Supply Systems	Valves
CSA/ANSI Z21.24-2022/CSA 6.10-2022	Connectors for Gas Appliances	Fuel Gas
IAPMO		
IAPMO IGC 332-2017a	Hydronic Radiators	Hydronic Systems
IAPMO IS 34-2020	Installation Standard for Residential Solar Photovoltaic and Energy Storage Systems	Solar PV Systems
IAPMO/ANSI WE•Stand- 2020	Water Efficiency and Sanitation Standard for the Built Environment	Water Conservation
IEEE		
IEEE 937-2019	Installation and Maintenance of Lead-Acid Batteries for Photovoltaic (PV) Systems	Installation and Maintenance, Photovoltaic
IEEE 1013-2019	Sizing Lead-Acid Batteries for Stand-Alone Photovoltaic (PV) Systems	Photovoltaic, Sizing
IEEE 1361-2014	Selecting, Charging, Testing, and Evaluating Lead-Acid Batteries Used in Stand-Alone Photovoltaic (PV) Systems	Testing, Evaluation
IEEE 1526-2020	IEEE Recommended Practice for Testing the Performance of Stand-Alone Photovoltaic Systems	Testing, Photovoltaic
IEEE 1547-2018	Interconnection and Interoperability of Distributed Energy Resources with Associated Electric Power Systems Interfaces	Connections, Photovoltaic
IEEE 1562-2021	Sizing of Stand-Alone Photovoltaic (PV) Systems	Array, Battery, Photovoltaic
IEEE 1661-2019	Test and Evaluation of Lead-Acid Batteries Used in Photovoltaic (PV) Hybrid Power Systems	Testing and Evaluation, Photovoltaic
MSS		
MSS SP-58-2018	Pipe Hangers and Supports – Materials, Design, Manufacture, Selection, Application, and Installation (including Amendment 1, dated October 17, 2019)	Fuel Gas
MSS SP-80-2019	Bronze Gate, Globe, Angle, and Check Valves	Valves
NEMA		
ANSI/NEMA 250-2020	Enclosures for Electrical Equipment (1000 Volts Maximum)	Electrical
NFPA		
NFPA 13D-2022	Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes	Fire Safety

NFPA 54/Z223.1-2021	National Fuel Gas Code	Fuel Gas
NFPA 70E-2021	Electrical Safety in the Workplace	Electrical Safety
NFPA 274-2018	Standard Test Method to Evaluate Fire Performance Characteristics of Pipe Insulation	Pipe Insulation
NSF		
NSF/ANSI 14-2022	Plastics Piping System Components and Related Materials	Piping, Plastic
UL		
UL 174-2004	Household Electric Storage Tank Water Heaters (with revisions through December 16, 2021)	Appliances
UL 916-2015	Energy Management Equipment (with revisions through October 21, 2021)	Electrical
UL 1453-2016	Electric Booster and Commercial Storage Tank Water Heaters (with revisions through May 18, 2018)	Appliances
UL 60730-1 2016	Automatic Electrical Controls – Part 1: General Requirements (with revisions through October 18, 2021)	Electrical

ABBREVIATIONS IN TABLE S 18.1 AND TABLE S 18.2

AHRI Air-Conditioning, Heating, and Refrigeration Institute, 2311 Wilson Boulevard, Suite 400, Arlington, VA 22201.

ANSI American National Standards Institute, Inc., 25 W. 43rd Street, 4th Floor, New York, NY 10036.

ASHRAE American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc., 1791 Tullie Circle, NE, Atlanta, GA 30329-2305.

ASME American Society of Mechanical Engineers, Two Park Avenue, New York, NY 10016-5990.

ASSE American Society of Sanitary Engineering, 18927 Hickory Creek Drive, Suite 220, Mokena, IL 60448.

ASTM ASTM International, 100 Barr Harbor Drive, West Conshohocken, PA 19428-2959.

AWS American Welding Society, 8669 NW 36 Street, # 130, Miami, FL 33166-6672.

AWWA American Water Works Association, 6666 W. Quincy Avenue, Denver, CO 80235.

BSI (BS EN) British Standard International, 12950 Worldgate Drive, Suite 800 Herndon, VA 20170.

CSA Canadian Standards Association, 178 Rexdale Boulevard, Toronto, ON, Canada M9W 1R3.

IAPMO International Association of Plumbing and Mechanical Officials, 4755 E. Philadelphia Street, Ontario, CA 91761.

ICC International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001.

IEEE The Institute of Electrical and Electronics Engineers, Inc., 445 and 501 Hoes Lane, Piscataway, NJ 08854.

IGSHPA International Ground Source Heat Pump Association, 312 S. 4th Street, Suite 100, Springfield, IL 62701.

ISO International Organization for Standardization, Chemin de Blandonnet 8, CP 401 - 1214 Vernier, Geneva, Switzerland.

MSS Manufacturers Standardization Society of the Valve and Fittings Industry, 127 Park Street NE, Vienna, VA 22180.

NEMA National Electrical Manufacturers Association, 1300 N. 17th Street, Suite 900, Rosslyn, VA 22209.

NFPA National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02169-7471.

NGWA National Ground Water Association, 601 Dempsey Road, Westerville, OH 43081.

NSF NSF International, 789 N. Dixboro Road, Ann Arbor, MI 48105.

SRCC Solar Rating and Certification Corporation, 3060 Saturn Street, Suite 100, Brea, CA 92821.

UL Underwriters Laboratories, Inc., 333 Pfingsten Road, Northbrook, IL 60062.

SECTION 29. The provisions of this ordinance contain various changes, modifications, and additions to the 2025 California Plumbing Code. Some of those changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Building Standards Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code that are contained in this ordinance are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles due to the potential for seismic activity in the region, topographical conditions that contribute to the spread of wild fires, and climatic conditions that impact air quality and increase the risk of wild fires. In addition, the Board of Supervisors expressly finds that the modifications herein are substantially equivalent to modifications that were previously filed by the County of Los Angeles and were in effect as of September 30, 2025. Without limiting the foregoing, the County makes additional findings herein:

PLUMBING CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
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.
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 Permits).

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.
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 P		
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.

SECTION 30. This ordinance shall become operative on January 1, 2023.

[TITLE28PLUMBINGCODE2025CSCC]

ANALYSIS

This ordinance repeals those provisions of Title 29 – Mechanical Code – of the Los Angeles County Code, that incorporated by reference portions of the 2022 California Mechanical Code, and replaces them with provisions incorporating by reference portions of the 2025 California Mechanical Code, published by the California Building Standards Commission. Unless deleted or modified herein, the previously enacted provisions of Title 29 continue in effect.

State law requires that the County's Mechanical Code impose the same requirements as are contained in the building standards published in the most recent edition of the California Mechanical Code except for changes or modifications deemed reasonably necessary by the County because of local climatic, geological, or topographical conditions. The changes and modifications to the requirements contained in the building standards published in the 2025 California Mechanical Code that are contained in this ordinance are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions. These changes and modifications are substantially equivalent to changes and modifications previously filed by the County of Los Angeles which were in effect as of September 30, 2025.

This ordinance also makes certain modifications to the administrative provisions of Title 29.

DAWYN R. HARRISON
County Counsel

By 

Margaret F. Ambrose
Principal Deputy County Counsel
Public Works Division

MFA:bc

Requested: 8/5/25
Revised: 9/8/25

ORDINANCE NO. _____

An ordinance amending Title 29 – Mechanical Code – of the Los Angeles County Code, to adopt and incorporate by reference portions of the 2025 California Mechanical Code, with certain changes and modifications, and to make other revisions thereto.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Sections 119.1.2.0 through 119.1.14.0 of Chapter 1, Chapters 2 through 17, and Appendices B, C, and D, of this Title 29 of the Los Angeles County Code, which incorporated by reference and modified portions of the 2022 California Mechanical Code, are hereby repealed.

SECTION 2. Section 100 is hereby amended to read as follows:

100 -- ADOPTION AND INCORPORATION BY REFERENCE.

Except as hereinafter changed or modified, Sections 1.2.0 through 1.14.0 of Chapter 1, Division I, of that certain Mechanical Code known and designated as the ~~2022~~2025 California Mechanical Code as published by the California Building Standards Commission are adopted and incorporated by reference into this Title 29 of the Los Angeles County Code, as if fully set forth below, and shall be known as Sections 119.1.2.0 through 119.1.14.0, respectively, of Chapter 1 of Title 29 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 17, and Appendices B, C, and D, of that certain Mechanical Code known and designated as the ~~2022~~2025 California Mechanical Code, as published by the California Building Standards Commission, are adopted and incorporated by reference into this Title 29 of

the Los Angeles County Code as if fully set forth below, and shall be known as Chapters 2 through 17, and Appendices B, C, and D, of Title 29 of the Los Angeles County Code.

A copy of the ~~2022~~2025 California Mechanical Code shall be at all times maintained by the Chief Mechanical Inspector for use and examination by the public.

SECTION 3. Section 204.0 is hereby amended to read as follows:

204.0 – B –

...

Building Code. ~~The building code that is adopted by this jurisdiction. [HCD1, HCD 2, OSHPD 1, 1R, 2, 3, 4, 5, 6 & SFM]~~ "Building Code" shall mean the California Building Code, Title 24, Part 2 most recent edition of Title 26 of the Los Angeles County Code.

...

SECTION 4. Section 207.0 is hereby amended to read as follows:

207.0 – E –

...

Electrical Code. ~~The National Electrical Code promulgated by the National Fire Protection Association, as adopted by this jurisdiction. [HCD 1 & HCD 2]~~ Whenever the term "Electrical Code" is used in this code, it shall mean the California Electrical Code, Title 24, Part 3 most recent edition of Title 27 of the Los Angeles County Code.

...

SECTION 5. Section 218.0 is hereby amended to read as follows:

218.0 – P –

...

Plumbing Code. ~~The Uniform Plumbing Code (UPC) promulgated by the International Association of Plumbing and Mechanical Officials (IAPMO), as adopted by this jurisdiction. [HCD 1 & HCD 2] Whenever the term "Plumbing Code" is used in this code, it shall mean the California Plumbing Code, Title 24, Part 5~~most recent edition of Title 28 of the Los Angeles County Code.

...

SECTION 6. Section 302.2 is hereby amended to read as follows:

302.2 ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION EQUIVALENCYAND MODIFICATIONS.

302.2.1 Alternate Materials and Methods of Construction.

Nothing in this eCode is intended to prevent the use of systems, methods, or devices of equivalent or superior quality, strength, fire resistance, effectiveness, durability, and safety over those prescribed by this eCode. Technical documentation shall be submitted to the Authority Having Jurisdiction to demonstrate equivalency. The Authority Having Jurisdiction shall have the authority to approve or disapprove the system, method, or device for the intended purpose on a case-by-case basis.

...

302.2.1.1 Testing.

...

302.2.1.1.1 Tests.

...

302.2.1.21.2 Requests by the Authority Having Jurisdiction.

...

302.2.1.2 Application. Application for the use of an alternate material or method of construction shall be submitted in writing to the Chief Mechanical Inspector together with a filing fee of \$317.26. When staff review exceeds two hours, an additional fee of \$158.63 per hour shall be charged for each hour, or fraction thereof, in excess of two hours.

302.2.2 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the Authority Having Jurisdiction shall have the authority to grant modifications on a case-by-case basis, upon application of the owner or the owner's authorized agent, provided that the Authority Having Jurisdiction shall first find that a special individual reason makes the strict letter of this Code impractical, and that the modification is in conformity with the spirit and purpose of this Code, and that such modification does not lessen any health, fire-protection, or other life-safety-related requirements. The details of any action granting modifications shall be recorded and entered in the files of the Authority Having Jurisdiction. The application for approval of a modification shall be in accordance with Section 302.2.1.2.

SECTION 7. Section 501.1 is hereby amended to read as follows:

501.1 Applicability. This eChapter includes requirements for environmental air ducts, product-conveying systems, and commercial hoods and

kitchen ventilation. Part I addresses environmental air ducts and product-conveying systems. Part II addresses commercial hoods and kitchen ventilation. Ventilation systems installed to control occupational health hazards shall comply with the requirements of the Health Officer.

SECTION 8. Section 510.1.6 is hereby amended to read as follows:

510.1.6 Bracing and Supports. Duct bracing and supports shall be of noncombustible material, securely attached to the structure, not less than the gauge required for grease-duct construction, and designed to carry gravity and lateral loads within the stress limitations of the Building Code. Bolts, screws, rivets, and other mechanical fasteners shall not penetrate duct walls.

SECTION 9. Section 603.7.1.1 is hereby amended to read as follows:

603.7.1.1 Rectangular Ducts. Supports for rectangular ducts shall be installed on two opposite sides of each duct and shall be welded, riveted, bolted, or metal screwed to each side of the duct at intervals specified.

SECTION 10. Section 1114.4 is hereby added to read as follows:

1114.4 Approvals Required. The method of discharge of systems containing other than group A1 refrigerants shall comply with the pertinent requirements of Title 32 (Fire Code) and Division 2 of Title 20 (Sanitary Sewer and Industrial Waste) of the Los Angeles County Code.

SECTION 11. The provisions of this ordinance contain various changes, modifications, and additions to the 2022~~25~~ Edition of the California Mechanical Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Mechanical Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code contained in this ordinance are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles due to the potential for seismic activity in the region, topographical conditions that contribute to the spread of wild fires, and climatic conditions that impact air quality and increase the risk of wild fires. In addition, the Board of Supervisors expressly finds that the modifications herein are substantially equivalent to modifications that were previously filed by the County of Los Angeles and were in effect as of September 30, 2025. Without limiting the foregoing, the County makes additional findings herein:

TABLE

MECHANICAL CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
501.1	Climatic	Additional Health Department requirements are necessary due to local air quality concerns.

MECHANICAL CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
510.1.6	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.
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.

SECTION 12. This ordinance shall become operative on January 1,

202326.

[TITLE29MECHCODE2025CSCC]

ANALYSIS

This ordinance repeals those provisions of Title 30 – Residential Code – of the Los Angeles County Code that had incorporated by reference portions of the 2022 Edition of the California Residential Code, and replaces them with provisions incorporating by reference portions of the 2025 California Residential Code, published by the California Building Standards Commission, with certain changes and modifications.

State law requires that the County adopt ordinances that contain the same requirements as are contained in the building standards published in the California Residential Code. State law allows the County to change or modify these requirements in compliance with section 17958 of the California Health and Safety Code.

The changes and modifications to requirements contained in the building standards published in the 2025 California Residential Code that are contained in this ordinance are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions. These changes and modifications are substantially equivalent to changes or modifications previously filed with the California Building Standards Commission by the County of Los Angeles which were in effect as of September 30, 2025.

DAWYN R. HARRISON
County Counsel

By



MARGARET AMBROSE
Senior Deputy County Counsel
Public Works Division

MA/CBS:bc

Requested: 08/04/25
Revised:

ORDINANCE NO. _____

An ordinance amending Title 30 – Residential Code – of the Los Angeles County Code, by adopting and incorporating by reference the 2025 California Residential Code, with certain changes and modifications.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Chapters 2 through 10, Chapter 44, and Appendices AH, AQ, AS, and AZ, of Title 30 of the Los Angeles County Code, which incorporate by reference, and modify, portions of the 2022 California Residential Code, are hereby repealed.

SECTION 2. Chapter 1 is hereby amended to read as follows:

R100 ADOPTION AND INCORPORATION BY REFERENCE

Except as hereinafter changed or modified, Sections 102 through 119 of Chapter 1, Section 1206 of Chapter 12, and Chapters 67, 68, 69, 98, 99, and Appendix J of Title 26 of the Los Angeles County Code are adopted and incorporated by reference into this Title 30 as if fully set forth below, and shall be known as Sections 102 through 119 of Chapter 1, Section 1206 of Chapter 12, and Chapters 67, 68, 69, 98, 99, and Appendix J of Title 30 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 10, Chapter 44, and Appendices AH, AQ, AS, and AZBB, BF, BJ, and CJ, of that certain code known and designated as the ~~2022~~2025 California Residential Code as published by the California Building Standards Commission are adopted and incorporated by reference into this Title 30 as if fully set forth below, and shall be known as Chapters 2 through 10,

Chapter 44, and Appendices ~~AH, AQ, AS, and AZ~~B, B, BF, BJ, and CJ, of Title 30 of the Los Angeles County Code. A copy of the ~~2022~~2025 California Residential Code shall be at all times maintained by the Building Official for use and examination by the public.

R101 TITLE, PURPOSE, AND INTENT

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R101.3 Scope.

The provisions of this Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, demolition, and grading of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures that are located within the unincorporated territory of the County of Los Angeles and to such work or use by the County of Los Angeles in any incorporated city.

Exceptions:

...

2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the Los Angeles County Residential Code for one- and two-family dwellings when equipped with a fire sprinkler system in accordance with Section ~~R313~~R309.

...

SECTION 3. Section R301.1.3.2 is hereby amended to read as follows:

R301.1.3.2 Woodframe structures ~~greater than two stories~~.

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

The Building Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all structural aspects of dwellings of woodframe construction more than one story in height or with a basement located in Seismic Design Category D₀, D₁, or D₂ or E.

SECTION 4. Section R301.1.5 is hereby added to read as follows:

R301.1.5 Seismic design provisions for buildings constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope).

The design and construction of new buildings and additions to existing buildings when constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope) shall comply with Section 1613.6 of the Los Angeles County Building Code.

SECTION 5. Section R301.2 is hereby amended to read as follows:

R301.2 Climatic and geographic design criteria.

Buildings shall be constructed in accordance with the provisions of this ~~e~~Code as limited by the provisions of this ~~s~~Section. ~~Additional criteria shall be established by the~~

~~local jurisdiction and set forth~~ Consult with the Building Official regarding additional criteria in Table R301.2.

SECTION 6. Section R301.2.2.6 is hereby amended to read as follows:

R301.2.2.6 Irregular buildings.

. . .

1. **Shear wall or braced wall offsets out of plane.** Conditions where exterior shear wall lines or braced wall panels are not in one plane vertically from the foundation to the uppermost story in which they are required.

Exception: ~~For wood light frame construction, floors with cantilevers or setbacks not exceeding four times the nominal depth of the wood floor joists are permitted to support braced wall panels that are out of plane with braced wall panels below provided that all of the following are satisfied:~~

- ~~1. Floor joists are nominal 2 inches by 10 inches (51 mm by 254 mm) or larger and spaced not more than 16 inches (406 mm) on center.~~
- ~~2. The ratio of the back span to the cantilever is not less than 2 to 1.~~
- ~~3. Floor joists at ends of braced wall panels are doubled.~~
- ~~4. For wood frame construction, a continuous rim joist is connected to ends of cantilever joists. Where spliced, the rim joists shall be spliced using a galvanized metal tie not less than 0.058 inch (1.5 mm) (16 gage) and 1 1/2 inches (38 mm) wide fastened with six 16d nails on each side of the splice; or a block of the same size as the rim joist and of sufficient length to fit securely between the joist space at which the splice occurs, fastened with eight 16d nails on each side of the splice.~~

~~5. Gravity loads carried at the end of cantilevered joists are limited to uniform wall and roof loads and the reactions from headers having a span of 8 feet (2438 mm) or less.~~

2. **Lateral support of roofs and floors.** Conditions where a section of floor or roof is not laterally supported by shear walls or braced wall lines on all edges.

Exception: Portions of floors that do not support shear walls, braced wall panels above, or roofs shall be permitted to extend not more than 6 feet (1829 mm) beyond a shear wall or braced wall line.

3. **Shear wall or braced wall offsets in plane.** Conditions where the end of a braced wall panel occurs over an opening in the wall below ~~and extends more than 1 foot (305 mm) horizontally past the edge of the opening.~~ This provision is applicable to shear walls and braced wall panels offset in plane and to braced wall panels offset out of plane in accordance with the exception to Item 1.

Exception: ~~For wood light frame wall construction, one end of a braced wall panel shall be permitted to extend more than 1 foot (305 mm) over an opening not more than 8 feet (2438 mm) in width in the wall below provided that the opening includes a header in accordance with all of the following:~~

~~1. The building width, loading condition and framing member species limitations of Table R602.7(1) shall apply.~~

~~2. The header is composed of:~~

~~2.1 Not less than one 2x12 or two 2x10 for an opening not more than 4 feet (1219 mm) wide.~~

~~2.2. Not less than two 2x12 or three 2x10 for an opening not more than 6 feet (1829 mm) in width.~~

~~2.3. Not less than three 2x12 or four 2x10 for an opening not more than 8 feet (2438 mm) in width.~~

~~3. The entire length of the braced wall panel does not occur over an opening in the wall below.~~

4. **Floor and roof opening.** Conditions where an opening in a floor or roof exceeds the lesser of 12 feet (3658 mm) or 50 percent of the least floor or roof dimension.

5. **Floor level offset.** Conditions where portions of a floor level are vertically offset.

Exceptions:

~~1. Framing supported directly by continuous foundations at the perimeter of the building.~~

~~2. For wood light frame construction, floors shall be permitted to be vertically offset where the floor framing is lapped or tied together as required by section R502.6.1.~~

...

SECTION 7. Section R301.2.2.11 is hereby added to read as follows:

R301.2.2.11 Anchorage of mechanical, electrical, or plumbing components and equipment.

Mechanical, electrical, or plumbing components and equipment shall be anchored to the structure. Anchorage of the components and equipment shall be

designed to resist loads in accordance with the Los Angeles County Building Code and ASCE 7, except where the component is positively attached to the structure and flexible connections are provided between the component and associated ductwork, piping, and conduit; and either:

1. The component weighs 400 pounds (1,780 N) or less and has a center of mass located 4 feet (1.22 m) or less above the supporting structure; or
2. The component weighs 20 pounds (89N) or less or, in the case of a distributed system, 5 pounds per foot (73 N/m) or less.

SECTION 8. Table R302.1(2) is hereby amended as follows:

TABLE R302.1(2)—
EXTERIOR WALLS—DWELLINGS, TOWNHOUSES AND ACCESSORY BUILDINGS
WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the <i>California Building Code</i> with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet ^a
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{b, c}	2 feet ^a
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not allowed	NA	< 3 feet
	Unlimited	0 hours	3 feet ^a
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet ^a

For SI: 1 foot = 304.8 mm

NA = Not Applicable.

- a. ~~Reserved. For residential subdivisions where all dwellings and townhouses are equipped throughout with an automatic sprinkler system installed in accordance with Section R309, the fire separation distance for exterior walls not fire resistance rated and for fire resistance rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.~~

. . .

SECTION 9. Section R401.1 is hereby amended to read as follows:

R401.1 Application.

. . .

Wood foundations in Seismic Design Category D₀, D₁, or D₂ shall ~~be designed in accordance with accepted engineering practice~~not be permitted.

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

SECTION 10. Section R403.1.2 is hereby amended to read as follows:

R403.1.2 Continuous footing in seismic design categories D₀, D₁ and D₂.

Exterior walls and required interior braced wall panels of buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported by continuous solid or fully grouted masonry or concrete footings ~~in accordance with Table R403.1.2. Other footing materials or systems shall be designed in accordance with accepted engineering practice.~~

SECTION 11. Section R403.1.3.6 is hereby amended to read as follows:

R403.1.3.6 Isolated concrete footings.

In detached one- and two-family dwellings located in Seismic Design Category A, B, or C that are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

SECTION 12. Section R403.1.5 is hereby amended to read as follows:

R403.1.5 Slope.

The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding 1 unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in 10 units horizontal (10-percent slope).

For structures located in Seismic Design Category D₀, D₁, or D₂, stepped footings shall be reinforced with two No. 4 reinforcing bars. Two bars shall be located at the top and bottom of the footings as shown in Figure R403.1.5.

SECTION 13. Figure R403.1.5 is hereby added to read as follows:

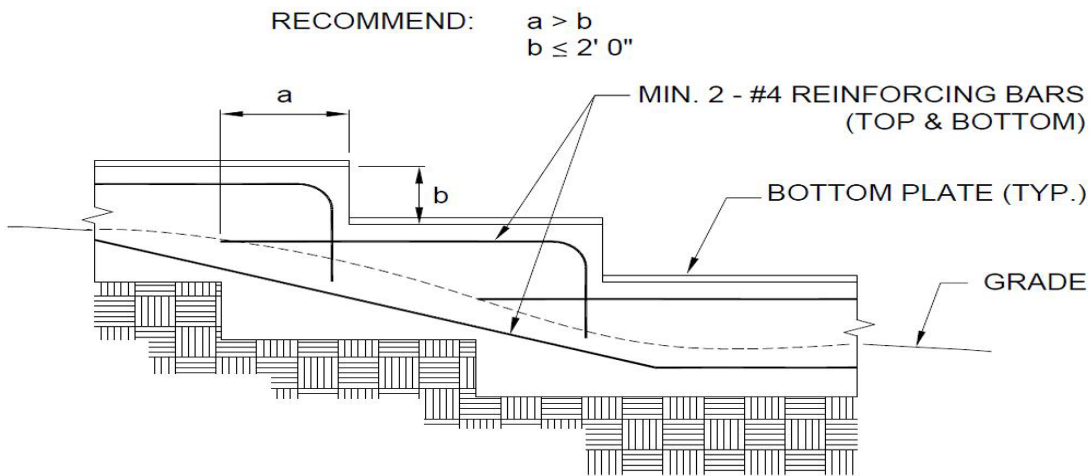


**FIGURE R403.1.5
STEPPED FOOTING**

SECTION 14. Section R404.2 is hereby amended to read as follows:

R404.2 Wood foundation walls.

Wood foundation walls shall be constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures R403.1(2) and R403.1(3). Wood foundation walls shall not be used for structures located in Seismic Design Category D₀, D₁, or D₂.

SECTION 15. Section R501.2 is hereby amended to read as follows:

R501.2 Requirements.

Floor construction shall be capable of accommodating all loads in accordance with Section R301 and of transmitting the resulting loads to the supporting structural elements. Mechanical or plumbing fixtures and equipment shall be attached or anchored to the structure in accordance with Section R301.2.2.11.

SECTION 16. Section R503.2.4 is hereby added to read as follows:

R503.2.4 **Openings in horizontal diaphragms.**

Openings in horizontal diaphragms with a dimension perpendicular to the joist that is greater than 4 feet (1.2 m) shall be constructed in accordance with Figure R503.2.4.

SECTION 17. Figure R503.2.4 is hereby added to read as follows:

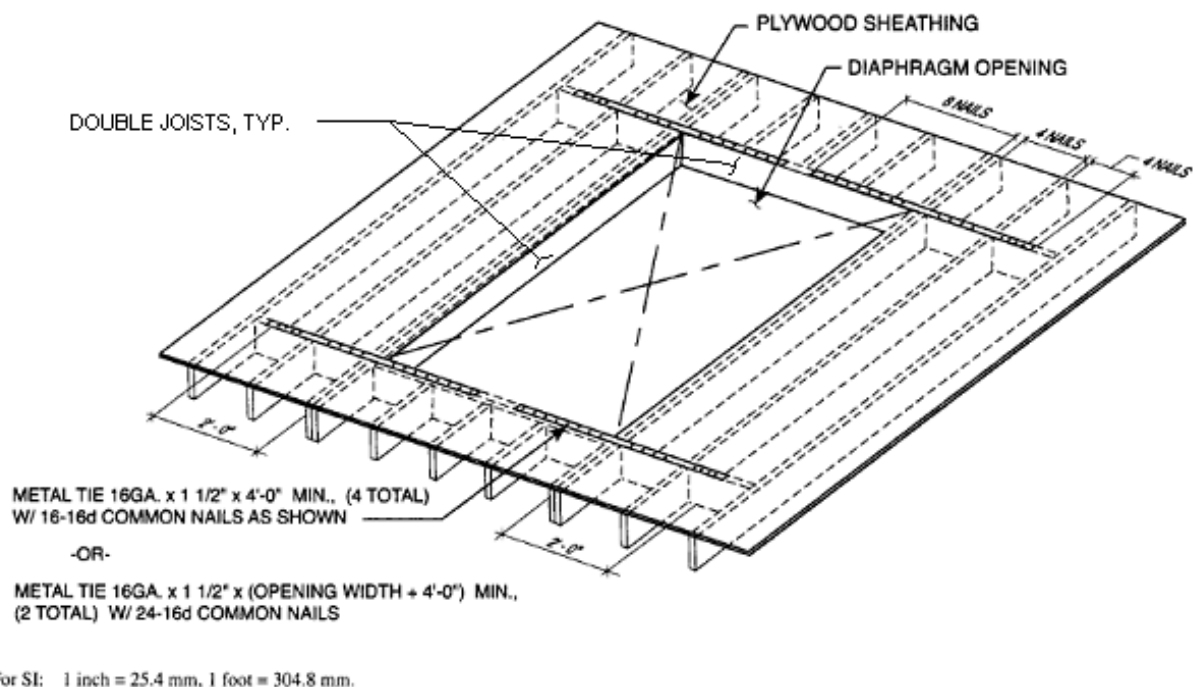


FIGURE R503.2.4

OPENING IN HORIZONTAL DIAPHRAGMS

Notes:

- a. Blockings shall be provided beyond headers.

- b. Metal ties not less than 0.058 inch [1.47 mm (16 galvanized gage)] by 1.5 inches (38 mm) wide with eight 16d common nails on each side of the header-joist intersection. The metal ties shall have a minimum yield of 33,000 psi (227 MPa).
- c. Openings in diaphragms shall be further limited in accordance with Section R301.2.2.6.

SECTION 18. Table R602.3(1) is hereby amended to read as follows:

TABLE R602.3(1) -- FASTENING SCHEDULE

...

- a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections are carbon steel and shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less. Connections using nails ~~and staples~~ of other materials, such as stainless steel, shall be designed by accepted engineering practice or approved under Section ~~R104.2.2~~ 104.2.8. Use of staples in roof, floor, subfloor, and braced wall panels shall be prohibited in Seismic Design Category D₀, D₁, or D₂.

...

SECTION 19. Table R602.3(2) is hereby amended to read as follows:

TABLE R602.3(2)

ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

...

- b. Staples shall have a minimum crown width of 7/16-inch except as noted. Use of staples in roof, floor, subfloor, and braced wall panels shall be prohibited in Seismic Design Category D₀, D₁, or D₂.

...

SECTION 20. Section R602.3.2 is hereby amended to read as follows:

R602.3.2 Top plate.

...

Exception: In other than Seismic Design Category D₀, D₁, or D₂, a single top plate used as an alternative to a double top plate shall comply with the following:

...

SECTION 21. Table R602.3.2 is hereby amended to read as follows:

TABLE R602.3.2
SINGLE TOP-PLATE SPLICE CONNECTION DETAILS

CONDITION	TOP-PLATE SPLICE LOCATION			
	Corners and intersecting walls		Butt joints in straight walls	
	Splice plate size	Minimum nails each side of joint	Splice plate size	Minimum nails each side of joint
Structures in SDC A-C; and in SDC D ₀ , D ₁ , and D ₂ with braced wall line spacing less than 25 feet	3" × 6" × 0.036" galvanized steel plate or equivalent	(6) 8d box (2 1/2" × 0.113") nails	3' × 12" × 0.036" galvanized steel plate or equivalent	(12) 8d box (2 1/2" × 0.113") nails
Structures in SDC D ₀ , D ₁ , and D ₂ with braced wall line spacing greater than or equal to 25 feet	3" × 8" by 0.036" galvanized steel plate or equivalent	(9) 8d box (2 1/2" × 0.113") nails	3' × 16" × 0.036" galvanized steel plate or equivalent	(18) 8d box (2 1/2" × 0.113") nails

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

SECTION 22. Section R602.10.2.3 is hereby amended to read as follows:

R602.10.2.3 Minimum number of braced wall panels.

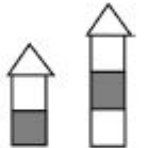
Braced wall lines with a length of 16 feet (4877 mm) or less shall have not less than two braced wall panels of any length or one braced wall panel equal to 48 inches (1219 mm) or more. Braced wall lines greater than 16 feet (4877 mm) shall have not less than two braced wall panels. In Seismic Design Category D₀, D₁, or D₂, no braced wall panel shall have a contributing length less than 48 inches in length or as required in Section R602.10.3, whichever is greater.

SECTION 23. Table R602.10.3(3) is hereby amended to read as follows:

TABLE R602.10.3(3)

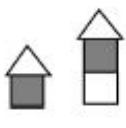
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

• WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^{a,3}				
Seismic Design Category ^b	Story Location	Braced Wall Line Length (feet) ^c	Method LIB ^d	Method GB ^e	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ^g	Methods WSP, ABW ^f , PFH ^f and PFG ^{h,i}	Methods CS-WSP, CS-G, CS-PF
C (townhouses only)		10	2.5	2.5	2.5	1.6	1.4
		20	5.0	5.0	5.0	3.2	2.7
		30	7.5	7.5	7.5	4.8	4.1
		40	10.0	10.0	10.0	6.4	5.4
		50	12.5	12.5	12.5	8.0	6.8
		10	NP	4.5	4.5	3.0	2.6
		20	NP	9.0	9.0	6.0	5.1
		30	NP	13.5	13.5	9.0	7.7
		40	NP	18.0	18.0	12.0	10.2
		50	NP	22.5	22.5	15.0	12.8
		10	NP	6.0	6.0	4.5	3.8
		20	NP	12.0	12.0	9.0	7.7
		30	NP	18.0	18.0	13.5	11.5
		40	NP	24.0	24.0	18.0	15.3
		50	NP	30.0	30.0	22.5	19.1
D ₀		10	NP	~~2.8~~ <u>5.6</u>	~~2.8~~ <u>5.6</u>	1.8	1.6
		20	NP	~~5.6~~ <u>11.0</u>	~~5.6~~ <u>11.0</u>	3.6	3.1
		30	NP	~~8.3~~ <u>16.6</u>	~~8.3~~ <u>16.6</u>	5.4	4.6
		40	NP	~~11.0~~ <u>22.0</u>	~~11.0~~ <u>22.0</u>	7.2	6.1
		50	NP	~~13.8~~ <u>27.6</u>	~~13.8~~ <u>27.6</u>	9.0	7.7
		10	NP	~~5.3~~ <u>NP</u>	~~5.3~~ <u>NP</u>	3.8	3.2
		20	NP	~~10.5~~ <u>NP</u>	~~10.5~~ <u>NP</u>	7.5	6.4
		30	NP	~~15.8~~ <u>NP</u>	~~15.8~~ <u>NP</u>	11.3	9.6
		40	NP	~~21.0~~ <u>NP</u>	~~21.0~~ <u>NP</u>	15.0	12.8
		50	NP	~~26.3~~ <u>NP</u>	~~26.3~~ <u>NP</u>	18.8	16.0
		10	NP	~~7.3~~ <u>NP</u>	~~7.3~~ <u>NP</u>	5.3	4.5
		20	NP	~~14.5~~ <u>NP</u>	~~14.5~~ <u>NP</u>	10.5	9.0
		30	NP	~~21.8~~ <u>NP</u>	~~21.8~~ <u>NP</u>	15.8	13.4
		40	NP	~~29.0~~ <u>NP</u>	~~29.0~~ <u>NP</u>	21.0	17.9
		50	NP	~~36.3~~ <u>NP</u>	~~36.3~~ <u>NP</u>	26.3	22.3

(continued)

TABLE R602.10.3(3)—continued
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

• WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^{a, b}				
Seismic Design Category ^b	Story Location	Braced Wall Line Length (feet) ^c	Method LIB ^d	Method ^e GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ^a	Methods WSP, ABW ^f , PFH ^g and PFG ^{h, i}	Methods CS-WSP, CS-G, CS-PF
D ₁		10	NP	~~3.0~~ 6.0	~~3.0~~ 6.0	2.0	1.7
		20	NP	~~6.0~~ 12.0	~~6.0~~ 12.0	4.0	3.4
		30	NP	~~9.0~~ 18.0	~~9.0~~ 18.0	6.0	5.1
		40	NP	~~12.0~~ 24.0	~~12.0~~ 24.0	8.0	6.8
		50	NP	~~15.0~~ 30.0	~~15.0~~ 30.0	10.0	8.5
		10	NP	~~6.0~~ NP	~~6.0~~ NP	4.5	3.8
		20	NP	~~12.0~~ NP	~~12.0~~ NP	9.0	7.7
		30	NP	~~18.0~~ NP	~~18.0~~ NP	13.5	11.5
		40	NP	~~24.0~~ NP	~~24.0~~ NP	18.0	15.3
		50	NP	~~30.0~~ NP	~~30.0~~ NP	22.5	19.1
		10	NP	~~8.5~~ NP	~~8.5~~ NP	6.0	5.1
		20	NP	~~17.0~~ NP	~~17.0~~ NP	12.0	10.2
		30	NP	~~25.5~~ NP	~~25.5~~ NP	18.0	15.3
		40	NP	~~34.0~~ NP	~~34.0~~ NP	24.0	20.4
		50	NP	~~42.5~~ NP	~~42.5~~ NP	30.0	25.5
D ₂ ^b		10	NP	~~4.0~~ 8.0	~~4.0~~ 8.0	2.5	2.1
		20	NP	~~8.0~~ 16.0	~~8.0~~ 16.0	5.0	4.3
		30	NP	~~12.0~~ 24.0	~~12.0~~ 24.0	7.5	6.4
		40	NP	~~16.0~~ 32.0	~~16.0~~ 32.0	10.0	8.5
		50	NP	~~20.0~~ 40.0	~~20.0~~ 40.0	12.5	10.6
		10	NP	~~7.5~~ NP	~~7.5~~ NP	5.5	4.7
		20	NP	~~15.0~~ NP	~~15.0~~ NP	11.0	9.4
		30	NP	~~22.5~~ NP	~~22.5~~ NP	16.5	14.0
		40	NP	~~30.0~~ NP	~~30.0~~ NP	22.0	18.7
		50	NP	~~37.5~~ NP	~~37.5~~ NP	27.5	23.4
	Three-story dwelling	10	NP	NP	NP	NP	NP
		20	NP	NP	NP	NP	NP
		30	NP	NP	NP	NP	NP
		40	NP	NP	NP	NP	NP
		50	NP	NP	NP	NP	NP
	Cripple wall below one- or two-story dwelling	10	NP	NP	NP	7.5	6.4
		20	NP	NP	NP	15.0	12.8
		30	NP	NP	NP	22.5	19.1
		40	NP	NP	NP	30.0	25.5
		50	NP	NP	NP	37.5	31.9

(continued)

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

NP – Not Permitted

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i. Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D₀, D₁ and D₂.

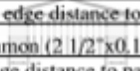
Methods DWB, SFB, PBS, and HPS are not permitted in D₀, D₁ or D₂.

SECTION 24. Table R602.10.4 is hereby amended to read as follows:

TABLE R602.10.4

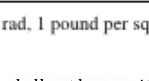
BRACING METHODS

**TABLE R602.10.4
BRACING METHODS ¹**

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
				Fasteners	Spacing
Intermittent Bracing Methods	LIB Let-in-bracing	1 × 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Wood: 2-8d common nails or 3-8d (2½" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
	DWB Diagonal wood boards	¾" (1" nominal) for maximum 24" stud spacing		Metal strap: per manufacturer	Metal: per manufacturer
	WSP Wood structural panel (See Section R604)	3/8" (1" nominal) for maximum 24" stud spacing		2-8d (2½" long x 0.113" dia.) nails or 2 - 1¾" long staples	Per stud
	BV-WSP* Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	7/16"	See Figure R602.10.6.5	8d common (2½" x 0.131") nails	4" at panel edges 12" at intermediate supports 4" at braced wall panel end posts
	SFB Structural fiberboard sheathing	½" or 25/32" for maximum 16" stud spacing		1½" long x 0.12" dia. (for ½" thick sheathing) 1¾" long x 0.12" dia. (for 25/32" thick sheathing) galvanized roofing nails	3" edges 6" field
	GB Gypsum board	½"		Nails or screws per Table R602.3(1) for exterior locations	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field
	PBS Particleboard sheathing (See Section R605)	3/8" or ½" for maximum 16" stud spacing		Nails or screws per Table R702.3.5 for interior locations	
	PBP Portland cement plaster	See Section R703.7 for maximum 16" stud spacing		For 3/8", 6d common (2" long x 0.113" dia.) nails For ½", 8d common (2½" long x 0.131" dia.) nails	3" edges 6" field
	HPS Hardboard panel siding	7/16" for maximum 16" stud spacing		1½" long, 11 gage, 0.120" dia., 1¾" long, 12 gage, 0.125" dia. head nails or 3/8" long, 16 gage staples	6" o.c. on all framing members
	ABW Alternate braced wall	3/8"		0.092" dia., 0.225" dia. head nails with length to accommodate 1½" penetration into studs	4" edges 8" field
				See Section R602.10.6.1	See Section R602.10.6.1

(continued)

TABLE R602.10.4—continued
BRACING METHODS^f

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	
				Fasteners	Spacing
Intermittent Bracing Methods	PFH Portal frame with hold-downs	$\frac{3}{8}$ "		See Section R602.10.6.2	See Section R602.10.6.2
	PFG Portal frame at garage	$\frac{7}{16}$ "		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel	$\frac{3}{8}$ " <u>15/32"</u>		8d common (2 1/2"x0.131) nails 3/8" edge distance to panel edge Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)	6" edges 12" field Varies by fastener 6" edges 12" field
	CS-G^{b,c} Continuously sheathed wood structural panel adjacent to garage openings	$\frac{3}{8}$ " <u>15/32"</u>		See Method CS-WSP	See Method CS-WSP
	CS-PF Continuously sheathed portal frame	$\frac{7}{16}$ " <u>15/32"</u>		See Section R602.10.6.4	See Section R602.10.6.4
	CS-SFB^{d,f} Continuously sheathed structural fiberboard	$\frac{1}{2}$ " or $\frac{25}{32}$ " for maximum 16" stud spacing		$1\frac{1}{2}$ " long $\times$ 0.12" dia. (for $\frac{1}{2}$ " thick sheathing) $1\frac{3}{4}$ " long $\times$ 0.12" dia. (for $\frac{25}{32}$ " thick sheathing) galvanized roofing nails	3" edges 6" field

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s.

- Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D₀, D₁ and D₂.
- Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D₀, D₁ and D₂, roof covering dead load shall not exceed 3 psf.
- Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.5(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.
- Method CS-SFB does not apply in Seismic Design Categories D₀, D₁ and D₂.
- Method applies to detached one- and two-family dwellings in Seismic Design Categories D₀ through D₂ only.
- Methods GB and PCP braced wall panel h/w ratio shall not exceed 1:1 in SDC D₀, D₁, or D₂. Methods LIB, DWB, SFB, PBS, HPS, and PFG are not permitted in SDC D₀, D₁, or D₂.
- Use of staples in braced wall panels shall be prohibited in SDC D₀, D₁, or D₂.

SECTION 25. Table R602.10.5 is hereby amended to read as follows:

TABLE R602.10.5

MINIMUM LENGTH OF BRACED WALL PANELS

TABLE R602.10.5
MINIMUM LENGTH OF BRACED WALL PANELS

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

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

NP = Not Permitted.

...

SECTION 26. Figure R602.10.6.1 is amended to read as follows:

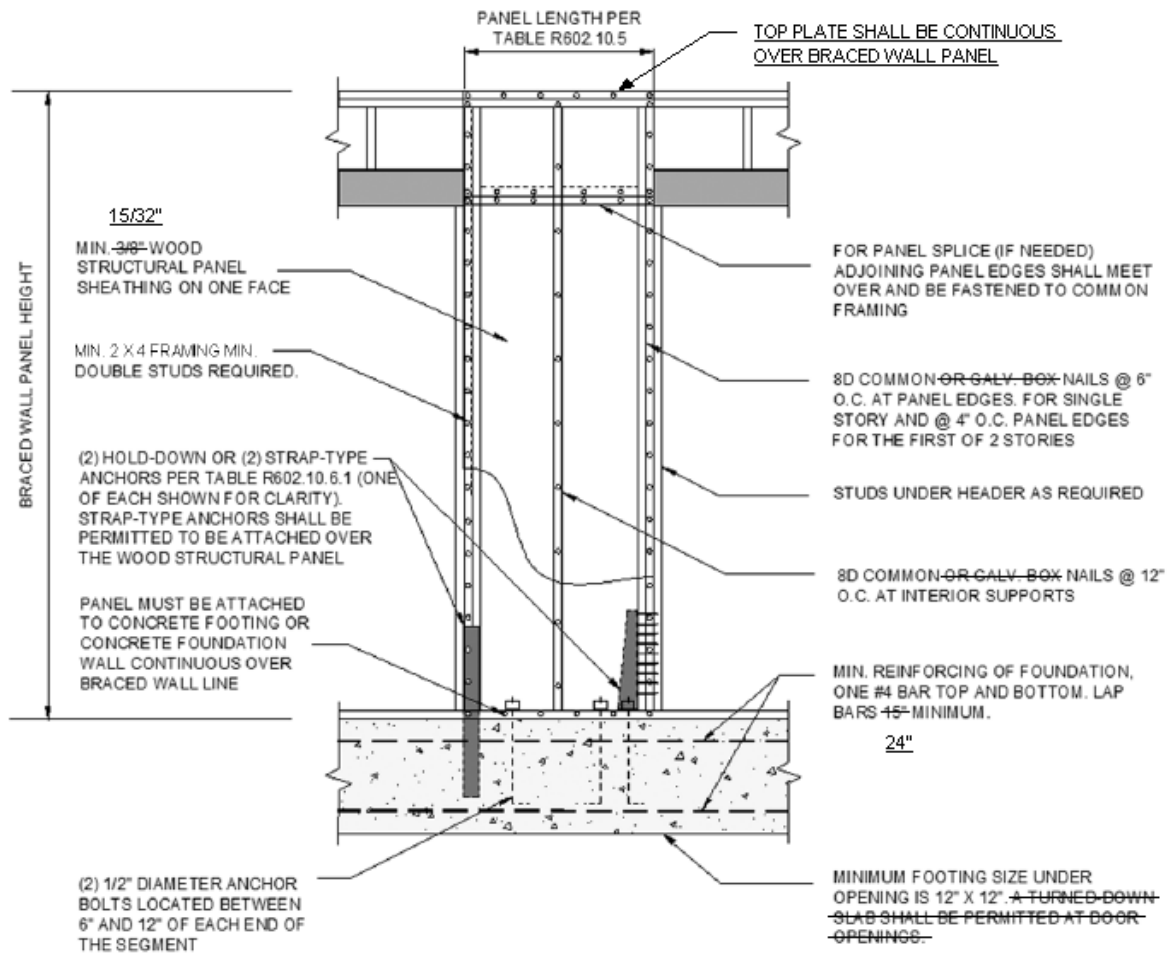
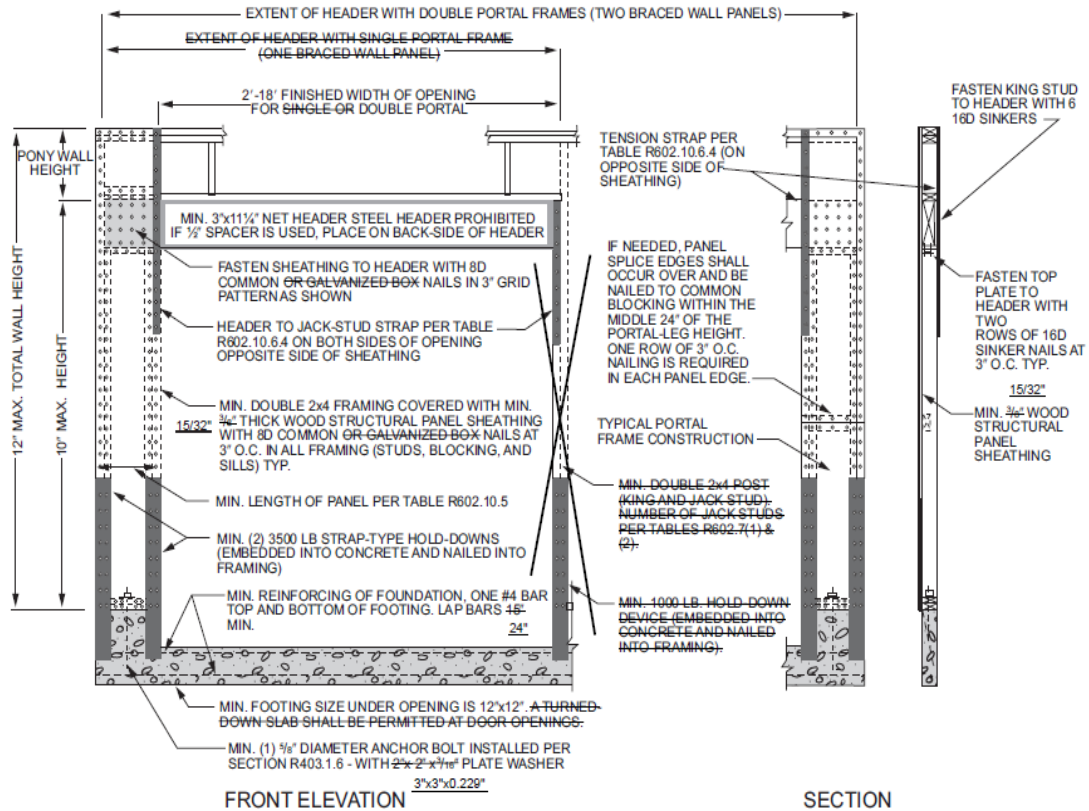


FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL

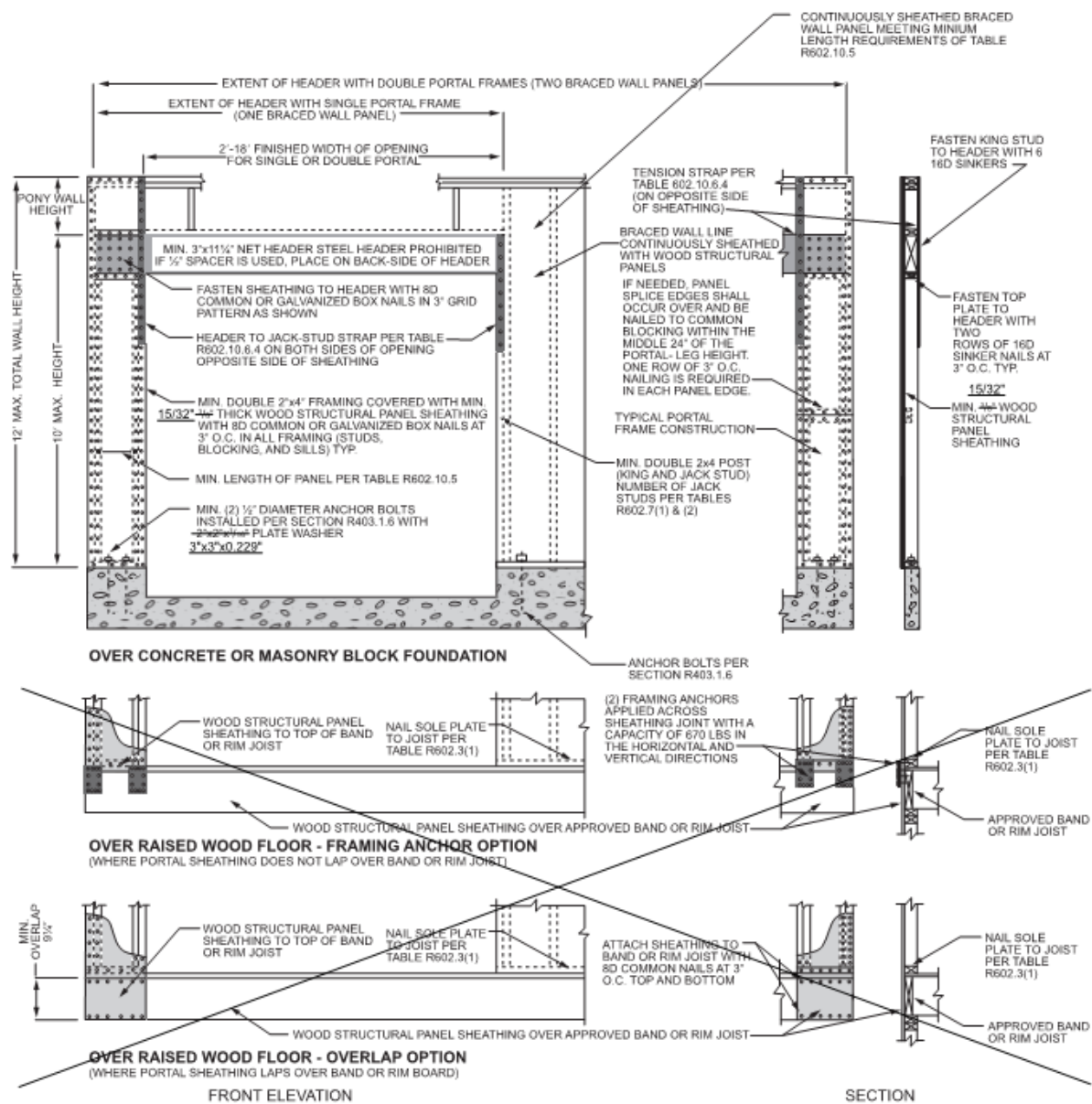
SECTION 27. Figure R602.10.6.2 is hereby amended to read as follows:



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

FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS
AT DETACHED GARAGE DOOR OPENINGS

SECTION 28. Figure R602.10.6.4 is hereby amended to read as follows:



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

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

SECTION 29. Section R606.4.4 is hereby amended to read as follows:

R606.4.4 Parapet walls.

Unreinforced solid masonry parapet walls shall not be less than 8 inches (203 mm) thick and their height shall not exceed four times their thickness.

Unreinforced hollow unit masonry parapet walls shall be not less than 8 inches (203 mm) thick, and their height shall not exceed three times their thickness. Masonry parapet walls in areas subject to wind loads of 30 pounds per square foot (1.44 kPa), or located in Seismic Design Category D₀, D₁, or D₂, or on townhouses in Seismic Design Category C shall be reinforced in accordance with Section R606.12.

SECTION 30. Section R606.12.2.2.3 is hereby amended to read as follows:

R606.12.2.2.3 Reinforcement requirements for masonry elements.

Masonry elements listed in Section R606.12.2.2.2 shall be reinforced in either the horizontal or vertical direction as shown in Figure R606.11(2) and in accordance with the following:

1. Horizontal reinforcement. Horizontal joint reinforcement shall consist of ~~not less than two longitudinal W1.7 wires spaced not more than 16 inches (406 mm) for walls greater than 4 inches (102 mm) in width and not less than one longitudinal W1.7 wire spaced not more than 16 inches (406 mm) for walls not exceeding 4 inches (102 mm) in width; or~~ not less than one No. 4 bar spaced not more than 48 inches (1219 mm). ~~Where two longitudinal wires of joint reinforcement are used, the space between these wires shall be the widest that the mortar joint will accommodate.~~

Horizontal reinforcement shall be provided within 16 inches (406 mm) of the top and bottom of these masonry elements.

2. Vertical reinforcement. Vertical reinforcement shall consist of not less than one No. 4 bar spaced not more than 48 inches (1219 mm). Vertical reinforcement shall be located within ~~46~~20 inches (~~406~~203 mm) of the ends of masonry walls.

SECTION 31. Section R803.2.4 is hereby added to read as follows:

R803.2.4 Openings in horizontal diaphragms.

Openings in horizontal diaphragms shall conform with Section R503.2.4.

SECTION 32. Section R1001.3.1 is hereby amended to read as follows:

R1001.3.1 Vertical reinforcing.

For chimneys up to 40 inches (1016 mm) wide, four No. 4 continuous vertical bars adequately anchored into the concrete foundation shall be placed between wythes of solid masonry or within the cells of hollow unit masonry and grouted in accordance with Section R606. Grout shall be prevented from bonding with the flue liner so that the flue liner is free to move with thermal expansion. For chimneys more than 40 inches (1016 mm) wide, two additional No. 4 vertical bars adequately anchored into the concrete foundation shall be provided for each additional flue incorporated into the chimney or for each additional 40 inches (1016 mm) in width or fraction thereof.

SECTION 33. Section BJ106.1 is hereby amended to read as follows:

BJ106.1 General. In other than Seismic Design Category D₀, D₁, D₂, E, or F,
pPlastered strawbale walls shall be permitted to be used as structural walls in accordance with the prescriptive provisions of this sSection.

SECTION 34. Section CJ101.1 is hereby amended to read as follows:

CJ101.1 Scope.

This appendix ~~shall be applicable~~applies to emergency housing and emergency housing facilities, as defined in Section CJ102, when and to the extent that the County of Los Angeles Board of Supervisors ("Board") finds, by motion, resolution, or otherwise, that this appendix applies to a specific state of emergency, local emergency, or declaration of shelter crisis.

SECTION 35. Section CJ102.1 is hereby amended to read as follows:

CJ102.1 General.

...

ENFORCING AGENCY. The Building Official as defined in Section 104.3 of this Code.

...

SECTION 36. Section CJ103.1 is hereby amended to read as follows:

CJ103.1 General.

Emergency sleeping cabins, emergency transportable housing units, membrane structures and tents constructed and/or assembled in accordance with this appendix, shall be occupied only during the duration of the declaration of state of emergency, local emergency, or shelter crisis.

...

SECTION 37. Section CJ103.4 is hereby amended to read as follows:

CJ103.4 **Fire and life safety requirements not addressed in this appendix.**

If not otherwise addressed in this appendix, fire and life safety measures, including, but not limited to, means of egress, fire separation, fire sprinklers, smoke alarms, and carbon monoxide alarms, shall be determined and enforced by the enforcing agency in consultation with the Departments of Public Health, Fire, and other pertinent County departments, as applicable.

SECTION 38. Section CJ106.1 is hereby amended to read as follows:

CJ106.1 **General.**

. . .

Tents and membrane structures shall be provided with means of ventilation (natural and/or mechanical) allowing for adequate air replacement, as determined by the enforcing agency.

SECTION 39. Section CJ107.1 is hereby amended to read as follows:

CJ107.1 **General.**

Emergency housing shall comply with the applicable requirements in the California Building Code, Chapter 11B and/or the US Access Board Final Guidelines for Emergency Transportable Housing as determined by the enforcing agency.

. . .

SECTION 40. Section CJ110.1.1 is hereby added to read as follows:

CJ110.1.1 Backflow prevention.

Backflow prevention devices shall be provided in accordance with Section 602.3 of the Plumbing Code.

SECTION 41. Section CJ110.1.2 is hereby added to read as follows:

CJ110.1.2 Drinking fountains.

An adequate number of drinking fountains, bottle fillers or drinking facilities shall be provided as determined by the enforcing agency.

SECTION 42. Section CJ110.3 is hereby amended to read as follows:

CJ110.3 Toilet and bathing facilities.

...

The maximum travel distance from any sleeping and/or living area to the toilet facility shall not exceed 300 feet (91.4 m) or as determined by the enforcing agency.

SECTION 43. The provisions of this ordinance contain various changes, modifications, and additions to the 2025 Edition of the California Residential Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Building Standards Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code contained in this ordinance are reasonably necessary because of local climatic, geological, or topographical conditions in the

County of Los Angeles due to the potential for seismic activity in the region, topographical conditions that contribute to the spread of wild fires, and climatic conditions that impact air quality and increase the risk of wild fires. In addition, the Board of Supervisors expressly finds that the modifications herein are substantially equivalent to modifications that were previously filed by the County of Los Angeles and were in effect as of September 30, 2025. Without limiting the foregoing, the County makes additional findings herein:

Code Section	Condition	Explanation of Amendment
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 of performance required for buildings and structures, this local amendment limits the type of irregular conditions as specified in the 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.

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 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 R301.2.2.6.
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 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 4.3.3 of AWC SDPWS-2021.
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 25.5 of ACI 318-19.
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 2308.7.1 of the California Building Code.
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 D ₀ , D ₁ , or D ₂ , 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 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 BJ BJ106.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the limited seismic performance information on strawbale construction, this amendment is intended to limit the higher risk strawbale construction poses in a high seismic region.
Appendix CJ CJ101.1, CJ102.1, CJ103.1, CJ103.4, CJ107.1	Administrative, 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.
CJ106.1	Climatic	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.
CJ110.1.1, CJ110.1.2	Administrative	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.
CJ110.3	Climatic	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.

SECTION 44. This ordinance shall become operative on January 1, 2026.

[TITLE30MACOCO]

ANALYSIS

This ordinance repeals those provisions of Title 31 – Green Building Standards Code – of the Los Angeles County Code that incorporated by reference portions of the 2022 Edition of the California Green Building Standards Code, and the ordinance replaces them with provisions incorporating by reference portions of the 2025 California Green Building Standards Code, published by the California Building Standards Commission, with certain changes and modifications.

State law requires that the County adopt ordinances that contain the same requirements as are contained in the building standards published in the most recent edition of the California Green Building Standards Code. State law allows the County to change or modify these requirements in compliance with section 17958 of the California Health and Safety Code.

The changes and modifications to requirements contained in the building standards published in the 2025 California Green Building Standards Code that are contained in this ordinance are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions. These changes and modifications are substantially equivalent to changes or modifications previously filed with the California Building Standards Commission by the County of Los Angeles which were in effect as of September 30, 2025.

DAWYN R. HARRISON
County Counsel

By
MARGARET AMBROSE
Senior Deputy County Counsel
Public Works Division

MA/CBS:bc

Requested: 8/6/25

Revised:

ORDINANCE NO. _____

An ordinance amending Title 31 – Green Building Standards Code – of the Los Angeles County Code, to adopt and incorporate by reference the 2025 California Green Building Standards Code, with certain changes and modifications, and to make other revisions thereto.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Chapters 2 through 8, and Appendix A4 and Appendix A5, of this Title 31 of the Los Angeles County Code, which incorporate by reference and modify portions of the 2022 California Green Building Standards Code, are hereby repealed.

SECTION 2. Section 100 is hereby amended to read as follows:

100 ADOPTION AND INCORPORATION BY REFERENCE

Except as hereinafter changed or modified, Sections 102 through 119 of Chapter 1 of Title 26 of the Los Angeles County Code are adopted and incorporated by reference into this Title 31 as if fully set forth below, and shall be known as Sections 102 through 119 of Chapter 1 of Title 31 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through 8, and Appendix A4 and Appendix A5, of that certain code known and designated as the ~~2022~~25 California Green Building Standards Code, as published by the California Building Standards Commission, are adopted and incorporated by reference into this Title 31, as if fully set forth below, and shall be known as Chapters 2 through 8, and Appendix A4 and Appendix A5, of Title 31 of the Los Angeles County Code.

A copy of the 2022~~25~~ California Green Building Standards Code shall be at all times maintained by the Building Official for use and examination by the public.

SECTION 3. Section 202 is hereby amended to read, in alphabetical order as follows:

202 DEFINITIONS

. . .

COOL ROOF. A roofing material that reduces heat gain through the roof and has either high thermal emittance and high solar reflectance, or low thermal emittance and exceptionally high solar reflectance, as specified in Title 24, Part 6, of the California Energy Code.

COOL ROOF RATING COUNCIL or CRRC. The entity recognized by the California Energy Commission to rate and certify the reflectance and emittance values of roofing products.

. . .

DEVELOPMENT. Any activity requiring discretionary or non-discretionary land use or construction approval from the County that results in the creation, addition, modification, or replacement of impervious surface area, which is not part of routine maintenance activity. Development includes, but is not limited to, land subdivisions; the construction, installation, addition, or replacement of a building or structure; expansion of a building footprint; and land-disturbing activities related to structural or impervious surfaces. Development shall not include routine maintenance of original lines and grades and/or hydraulic capacity.

...

SECTION 4. Section 301 is hereby amended to read as follows:

301 GENERAL

301.1 Scope.

Buildings and structures shall be designed to include the green building measures ~~specified as mandatory in the application checklists contained in this code.~~ Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county or city and county as specified in Section 101.7 indicated in Sections 301.1.1, 301.2, and 301.3.

301.1.1 ~~Additions and alterations~~ Residential construction.

[HCD]

The mandatory provisions of Chapter 4 shall be applied to newly constructed low-rise and high-rise residential buildings and structures six stories or less and additions to or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume or size. The requirements shall apply only to and/or within the specified area of the addition or alteration.

...

Newly constructed high-rise residential buildings of seven stories or greater shall comply with Section 301.3.

...

301.3 ~~Nonresidential additions and alterations~~ construction.

[BSC - CG]

...

301.3.3 Nonresidential buildings greater than or equal to 25,000 square feet.

In addition to the requirements of Section 301.3, any newly constructed nonresidential building greater than or equal to 25,000 square feet shall comply with all requirements of Section A5.601.2.4 Tier 1. Roofing materials shall comply with Tier 2 requirements of Table A5.106.11.2.3 [BSC].

Exceptions:

1. Compliance with Section A5.601.2.3 shall be voluntary.
2. High-rise residential buildings of seven stories or greater shall comply with Table A4.106.5.1(4) in lieu of Table A5.106.11.2.3.

SECTION 5. Section 4.106.4 is hereby amended to read as follows:

...

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.

For each dwelling unit, install a listed raceway ~~to accommodate~~and a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed ~~cabinet, box, or other enclosure~~attachment plug in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service

panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

~~Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.~~

4.106.4.1.1 Identification.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

...

SECTION 6. Section 4.106.5 is hereby added to read as follows:

4.106.5 Low-impact development (LID).

New development or alterations to existing developed sites shall comply with Chapter 12.84 of Title 12 of the *Los Angeles County Code*.

SECTION 7. Section 4.106.6 is hereby added to read as follows:

4.106.6 Cool roof for reduction of heat island effect.

Roofing materials for conditioned and unconditioned spaces shall comply with the solar reflectance and thermal emittance requirements of this Section.

Exceptions:

1. Roof repair.
2. Roof replacement when the roof area being replaced is equal to or less than fifty (50) percent of the total roof area.
3. Installation of building-integrated photovoltaics.
4. Installation of a steep-sloped roof (roof slope > 2:12) in climate zone 16 on other than a low-rise multifamily building.
5. Additions resulting in less than 500 square feet of added roof area or less than fifty (50) percent of the total roof area, whichever is greater.
6. Roof construction that has a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot.

4.106.6.1 Solar reflectance.

Roofing materials shall have a minimum 3-year aged solar reflectance equal to or greater than the values specified in Table 4.106.6(1) and Table 4.106.6(2).

Solar reflectance values shall be based on the aged reflectance value of the roofing product or the equation in Section A4.106.5.1, if the CRRC testing for aged solar reflectance is not available.

4.106.6.2 Thermal emittance.

Roofing materials shall have a CRRC initial or aged thermal emittance equal to or greater than the values specified in Table 4.106.6(1) and Table 4.106.6(2).

4.106.6.3 Solar reflectance index alternative.

Roofing materials having a Solar Reflectance Index (SRI) equal to or greater than the values specified in Table 4.106.6(1) and Table 4.106.6(2) may be used as an

alternative to compliance with the 3-year aged solar reflectance and thermal emittance values.

SRI values used to comply with this Section shall be calculated using the SRI Calculation Worksheet (SRI-WS) developed by the California Energy Commission or in compliance with ASTM E1980-01, as specified in the current California Energy Code. Solar reflectance values used in the SRI-WS shall be based on the aged reflectance value of the roofing product or the equation in Section A4.106.5.1, if the CRRC-certified aged solar reflectance is not available. Certified thermal emittance used in the SRI-WS may be either the initial value or the aged value listed by the CRRC.

Note: The Solar Reflectance Index Calculation Worksheet (SRI-WS) is available by contacting the Energy Standards Hotline at 1-800-772-3300, website at www.energy.ca.gov or by email at Title24@energy.ca.gov.

SECTION 8. Tables 4.106.6(1) and 4.106.6(2) are hereby added to read as follows:

TABLE 4.106.6(1) – LOW-RISE RESIDENTIAL

ROOF SLOPE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤2:12	0.65	0.85	78
>2:12	0.25	0.85	20

TABLE 4.106.6(2) – HIGH RISE RESIDENTIAL BUILDINGS, HOTELS AND MOTELS

ROOF SLOPE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI

≤2:12	0.65	0.75	78
>2:12	0.25	0.75	20

SECTION 9. Section 4.408 is hereby amended to read as follows:

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 Construction waste management.

Newly-constructed projects and additions and alterations to existing buildings shall Recycle and/or salvage for reuse a minimum of sixty-five (65) percent of the non-hazardous construction and demolition ~~waste~~debris in accordance with either Section 4.408.2, 4.408.3, or 4.408.4, or meet a ~~more stringent~~ local construction and demolition waste management ordinance, whichever is more stringent. Calculate the amount of materials diverted by weight or by volume, but not by both.

...

SECTION 10. Section 5.106.3 is hereby added to read as follows:

5.106.3 Low-impact development (LID).

New development or alterations to existing developed sites shall comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

SECTION 11. Section 5.106.11 is hereby added to read as follows:

5.106.11 Cool roof for reduction of heat island effect.

Roofing materials for conditioned and unconditioned spaces shall comply with the solar reflectance and thermal emittance requirements of this Section.

Exceptions:

1. Roof repair.
2. Roof replacement when the roof area being replaced is equal to or less than fifty (50) percent of the total roof area.
3. Installation of building-integrated photovoltaics.
4. Additions resulting in less than 500 square feet of added roof area or less than fifty (50) percent of the total roof area, whichever is greater.
5. Roof construction that has a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot.

5.106.11.1 Solar reflectance.

Roofing materials shall have a minimum 3-year aged solar reflectance equal to or greater than values specified in Table 5.106.11.

Solar reflectance values shall be based on the aged reflectance value of the roofing product or the equation in Section A5.106.11.2.1, if the CRRC testing for aged solar reflectance is not available.

5.106.11.2 Thermal emittance.

Roofing material shall have a CRRC initial or aged thermal emittance equal to or greater than the values specified in Table 5.106.11.

5.106.11.3 Solar reflectance index alternative.

Roofing material having a Solar Reflectance Index (SRI) equal to or greater than the values specified in Table 5.106.11 may be used as an alternative to compliance with the 3-year aged solar reflectance and thermal emittance values.

SRI values used to comply with this Section shall be calculated using the SRI Calculation Worksheet (SRI-WS) developed by the California Energy Commission or in compliance with ASTM E1980-11, as specified in the current California Energy Code. Solar reflectance values used in the SRI-WS shall be based on the aged reflectance value of the roofing product or the equation in Section A5.106.11.2.1, if the CRRC-certified aged solar reflectance is not available. Certified thermal emittance used in the SRI-WS may be either the initial value or the aged value listed by the CRRC.

Note: The Solar Reflectance Index Calculation Worksheet (SRI-WS) is available by contacting the Energy Standards Hotline at 1-800-772-3300, website at www.energy.ca.gov or by email at Title24@energy.ca.gov.

SECTION 12. Table 5.106.11 is hereby added to read as follows:

TABLE 5.106.11

ROOF SLOPE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤2:12	0.68	0.85	82
>2:12	0.28	0.85	27

SECTION 13. Section 5.408.1 is hereby amended to read as follows:

5.408.1 Construction waste management.

Newly-constructed projects and additions and alterations to existing buildings shall Recycle and/or salvage for reuse a minimum of sixty-five (65) percent of the non-hazardous construction and demolition ~~waste~~debris in accordance with Section 5.408.1.1, 5.408.1.2, or 5.408.1.3; or meet a local construction and demolition waste

management ordinance, whichever is more stringent. Calculate the amount of materials diverted by weight or volume, but not by both.

SECTION 14. Appendix A4 is hereby amended to read as follows:

APPENDIX A4

RESIDENTIAL VOLUNTARY MEASURES

~~Some of the~~ The measures contained in this appendix are not mandatory unless adopted by a city, county or city and county as specified in Section 101.7 and provide additional measures that except to the extent indicated elsewhere in this Code.

~~Designers, builders, and property owners may wish~~ are encouraged to consider all of these measures during the planning, design, and construction process.

SECTION 15. Section A4.108.1 is hereby amended to read as follows:

A4.108.1 Innovative concepts and local environmental conditions.

The provisions of this eCode are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this eCode. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 16. Section A4.306.1 is hereby amended to read as follows:

A4.306.1 Innovative concepts and local environmental conditions.

The provisions of this eCode are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this eCode. ~~This code does not limit the~~

~~authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 17. Section A4.411.1 is hereby amended to read as follows:

A4.411.1 Innovative concepts and local environmental conditions.

The provisions of this eCode are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this eCode. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 18. Section A4.509.1 is hereby amended to read as follows:

A4.509.1 Innovative concepts and local environmental conditions.

The provisions of this eCode are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design, or method of construction not specifically prescribed by this eCode. ~~This code does not limit the authority of city, county, or city and county government to make necessary changes to the provisions contained in this code pursuant to Section 101.7.1.~~

SECTION 19. Section A4.601.1 is hereby amended to read as follows:

A4.601.1 Scope.

The measures contained in this appendix are not mandatory ~~unless adopted by a city, county, or city and county as specified in Section 101.7~~ except to the extent indicated elsewhere in this Code. The provisions of this sEction outline means of achieving enhanced construction or reach levels by incorporating additional green

building measures. In order to meet one of the tier levels, designers, builders or property owners are required to incorporate additional green building measures necessary to meet the threshold of each level.

SECTION 20. Section A4.601.2 is hereby amended to read as follows:

A4.601.2 Prerequisite measures.

Tier 1 and Tier 2 thresholds require compliance with the mandatory provisions of this eCode and incorporation of the required prerequisite measures listed in Section A4.601.4.2 for Tier 1 and A4.601.5.2 for Tier 2. ~~Prerequisite measures are also identified in the Residential Occupancies Application Checklist in Section A4.602.~~

~~As specified in Section 101.7, additional prerequisite measures may be included by the enforcing agency to address specific local environmental conditions and may be listed in the Innovative Concepts and Local Environmental Conditions portions of the checklist.~~

SECTION 21. Section A4.602 is hereby amended to read as follows:

RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST

. . .

~~¹Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7. Reserved.~~

. . .

SECTION 22. Section A4.701.1 is hereby amended to read as follows:

A4.701.1 General.

The voluntary measures of this eCode are designed and promulgated to be adopted by reference and made mandatory by local ordinance ~~pursuant to Section 101.7.~~ Jurisdictions wishing to adopt the voluntary provisions of this eCode as an enforceable regulation governing structures and premises should ensure that certain factual information is included in the adopting ordinance and that the measures are appropriate and achievable and are considered to be suitable as mandatory by the city, county, or city and county. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into ~~the~~ such code text.

. . .

SECTION 23. The Appendix A5 heading is hereby amended to read as follows:

APPENDIX A5

NON-RESIDENTIAL VOLUNTARY MEASURES

The measures contained in this appendix are not mandatory ~~unless adopted by a city, county, or city and county as specified in Section 101.7 and provide additional measures that~~ except to the extent indicated elsewhere in this Code. ~~d~~Designers, builders and property owners ~~may wish~~ are encouraged to consider all of these measures during the planning, design, and construction process.

SECTION 24. Section A5.601.1 is hereby amended to read as follows:

A5.601.1 Scope.

The measures contained in this appendix are not mandatory ~~unless adopted by local government as specified in Section 101.7~~ except to the extent indicated elsewhere in this Code. The provisions of this ~~s~~Section outline means of achieving enhanced construction or reach levels by incorporating additional green building measures for newly constructed nonresidential buildings as well as additions and alterations. In order to meet one of the tier levels, designers, builders or property owners are required to incorporate additional green building measures necessary to meet the threshold of each level. Refer to the provisions in Section 301.3 for non-residential ~~additions and alterations~~ construction scope and application.

SECTION 25. The provisions of this ordinance contain various changes, modifications, and additions to the 2025 Edition of the California Green Building Standards Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Green Building Standards Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code that are contained in this ordinance are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles due to the potential for seismic activity in the region, topographical conditions that contribute to the spread of wild fires, and climatic conditions that impact air quality and increase the risk of wild fires. In addition, the

Board of Supervisors expressly finds that the modifications herein are substantially equivalent to modifications that were previously filed by the County of Los Angeles and were in effect as of September 30, 2025. Without limiting the foregoing, the County makes additional findings herein:

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
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 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 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,	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

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
		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.
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 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

GREEN BUILDING STANDARDS CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
		greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.

SECTION 26. This ordinance shall become operative on January 1, 2026.

[TITLE31GREENBUILDCODE2025CSCC]

ANALYSIS

This ordinance repeals those provisions of Title 33 – Existing Building Code – of the Los Angeles County Code that incorporated by reference portions of the 2022 California Existing Building Code, and replaces them with provisions incorporating by reference portions of the 2025 California Existing Building Code, published by the California Building Standards Commission, with certain changes and modifications. Unless deleted or modified herein, the previously-enacted provisions of Title 33 continue in effect.

State law requires that the County's Existing Building Code impose the same requirements as are contained in the building standards published in the most recent edition of the California Existing Building Code. State law allows the County to change or modify these requirements in compliance with section 17958 of the California Health and Safety Code.

The changes and modifications to requirements contained in the building standards published in the 2025 California Existing Building Code that are contained in this ordinance are based upon express findings, contained in the ordinance, that such changes are reasonably necessary due to local climatic, geological, or topographical conditions. These changes and modifications are substantially equivalent to changes or modifications previously filed by the County of Los Angeles which were in effect as of September 30, 2025.

DAWYN R. HARRISON
County Counsel

By
MARGARET AMBROSE
Senior Deputy County Counsel
Public Works Division

MA:

Requested: 07/31/25
Revised:

ORDINANCE NO. _____

An ordinance amending Title 33 – Existing Building Code – of the Los Angeles County Code, to adopt and incorporate by reference the 2025 California Existing Building Code, with certain changes and modifications.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Chapters 2 through 5, 15, and 16, and Appendix A, Chapters A1, A3, A4, and A5 of this Title 33 of the Los Angeles County Code, which incorporated by reference, and modified, portions of the 2022 California Existing Building Code, are hereby repealed.

SECTION 2. Chapter 1 is hereby amended to read as follows:

100 ADOPTION AND INCORPORATION BY REFERENCE

Except as hereinafter changed or modified, Sections 102 through 119 of Chapter 1 of Title 26 of the Los Angeles County Code are adopted and incorporated by reference into this Title 33 of the Los Angeles County Code as if fully set forth below, and shall be known as Sections 102 through 119 of Chapter 1 of Title 33 of the Los Angeles County Code.

Except as hereinafter changed or modified, Chapters 2 through ~~511~~, 14, 15, and 16, and Appendix A, Chapters A1, A3, A4, and A5, of that certain code known and designated as the ~~2022~~2025 California Existing Building Code, as published by the California Building Standards Commission, are adopted and incorporated by reference into this Title 33, as if fully set forth below, and shall be known as Chapters 2 through

§11, 15 and 16, and Appendix A, Chapters A1, A3, A4, and A5 of Title 33 of the Los Angeles County Code.

A copy of the ~~2022~~2025 California Existing Building Code shall be at all times maintained by the Building Official for use and examination by the public.

SECTION 3. Section 302.6 is hereby added to read as follows:

302.6 **Parapets and appendages.**

302.6.1 **General compliance.** Whenever the Building Official determines by inspection that, as a result of inadequate construction or bracing to resist horizontal forces, an existing parapet or appendage attached to and supported by an exterior wall of a building is likely to become a hazard to life or property in the event of earthquake disturbance, and such parapet or appendage is not an immediate hazard or danger, as described in Section 102, the Building Official may provide the owner of the building or other person or agent in control of the building, where such parapet or other appendage exists, with a written notice specifying the hazards and the inadequacies of the construction or bracing. The owner of the building or other person or agent in control of the building shall, within 12 months from the date of such written notice, eliminate the hazard as set forth below. Any person receiving notice as set out in this Section may appeal, in the manner provided by Section 102.4, to the Building Board of Appeals.

302.6.2 **Wall anchor.** The parapet or appendage shall be removed and the remainder of the wall shall be anchored at the roof line, or it shall be reconstructed so that it will conform structurally as nearly as practicable to the

requirements of Chapter 16 of the Building Code, or it shall be otherwise braced and strengthened in a manner satisfactory to the Building Official, so that it will resist a reasonable degree of horizontal forces without becoming dislodged or at risk of falling.

302.6.3 **Inspection of existing condition.** Where, in the opinion of the Building Official, it is necessary to open a portion of a roof, wall, or ceiling of a building in order to determine the structural condition of any parapet or appendage, the Building Official may order the owner to make such opening, and the owner shall comply with said order at the owner's sole cost and expense.

SECTION 4. Section 302.7 is hereby added to read as follows:

302.7 **Existing glass.** Whenever the Building Official determines by inspection that an existing glass installation, in rooms having an occupant load of more than 100 persons or a means of egress serving an occupant load of more than 100 persons, as determined by Chapter 10 of the Building Code, is likely to become a hazard in the event of accidental human impact, as described in Section 2406.4 of the Building Code, and such installation does not comply with the provisions for glazing in such locations, the Building Official may provide the owner of the building or other person or agent in control of the building where such glazing exists with a written notice of such condition. The owner of the building or other person or agent in control of the building shall, within 90 days after receiving said notice, replace such glass or otherwise cause the installation to conform to the requirements of the Building Code.

SECTION 5. Section A401.2 is hereby amended to read as follows:

A401.2 Scope. The provisions of this ~~e~~Chapter ~~apply to~~may be used for voluntary seismic improvements to existing buildings of wood construction that contain residential occupancies and are assigned to Risk Category II, and where the structure has a soft, weak, or open-front wall line, and there exists one or more stories above.

SECTION 6. Section A403.1 is hereby amended to read as follows:

[BS] A403.1 General. Modifications required by the provisions in this ~~e~~Chapter shall be designed in accordance with the ~~California~~ Building Code provisions for new construction, except as modified by this ~~e~~Chapter.

Exception: Buildings for which the prescriptive measures provided in Section A404 apply and are used.

Alteration of the existing lateral force-resisting system or vertical load-carrying system shall not reduce the strength or stiffness of the existing structure, unless the altered structure would remain in conformance to the ~~b~~Building ~~e~~Code and this ~~e~~Chapter.

SECTION 7. Section A404.1 is hereby amended to read as follows:

[BS] A404.1 Limitation. These prescriptive measures shall apply only to two-story buildings and only when deemed appropriate by the ~~code~~Building ~~e~~Official. These prescriptive measures rely on rotation of the second floor diaphragm to distribute the seismic load between the side and rear walls around a ground floor open area. In the absence of an existing floor diaphragm of wood structural panel or diagonal sheathing at the top of the first story, a new wood structural panel diaphragm of

minimum thickness of $\frac{3}{4}$ inch (19.1 mm) and with 10d common nails at 6 inches (152 mm) on center shall be applied. A California licensed architect or engineer shall demonstrate compliance with the requirements of Section A404.1 and shall approve and stamp the construction documents.

SECTION 8. Section A405.1 is hereby amended to read as follows:

[BS] A405.1 New materials. New materials shall meet the requirements of the ~~California~~-Building Code, except where allowed by this ~~e~~Chapter.

SECTION 9. Section A407.1 is hereby amended to read as follows:

[BS] A407.1 Structural observation.

Structural observation, in accordance with Section 1704.6 of the ~~California~~ Building Code, is required, regardless of seismic design category, height, or other conditions. Structural observation shall include visual observation of work for conformance to the approved construction documents and confirmation of existing conditions assumed during design.

SECTION 10. Section A407.3 is hereby amended to read as follows:

[BS] A407.3 Testing and inspection.

Structural testing and inspection for new construction materials, submittals, reports and certificates of compliance shall be in accordance with Sections 1704 and 1705 of the ~~California~~ Building Code. Work done to comply with this ~~e~~Chapter shall not be eligible for Exceptions 1, 2, or 3 of Section 1704.2 of the ~~California~~ Building Code or for the exception to Section 1705.13.2 of the ~~California~~ Building Code.

SECTION 11. The provisions of this ordinance contain various changes, modifications, and additions to the 2025 Edition of the California Existing Building Code. Some of these changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Existing Building Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code contained in this ordinance are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles due to the potential for seismic activity in the region, topographical conditions that contribute to the spread of wild fires, and climatic conditions that impact air quality and increase the risk of wild fires. In addition, the Board of Supervisors expressly finds that the modifications herein are substantially equivalent to modifications that were previously filed by the County of Los Angeles and were in effect as of September 30, 2025. Without limiting the foregoing, the County makes additional findings herein:

EXISTING BUILDING CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
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

EXISTING BUILDING CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
		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.

SECTION 12. This ordinance shall become operative on January 1, 2026.

[TITLE33EXISTINGBUILDCODE2025CSCC]

**NOTICE OF HEARING
REGARDING ORDINANCES AMENDING TITLES 26 - BUILDING CODE,
27 - ELECTRICAL CODE, 28 - PLUMBING CODE, 29 - MECHANICAL CODE,
30 - RESIDENTIAL CODE, 31 - GREEN BUILDING STANDARDS CODE, AND
33 - EXISTING BUILDING CODE OF THE LOS ANGELES COUNTY CODE**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Supervisors regarding the adoption of ordinances amending Titles 26 - Building Code, 27 - Electrical Code, 28 - Plumbing Code, 29 - Mechanical Code, 30 - Residential Code), 31 - Green Building Standards Code, and 33 - Existing Building Code of the Los Angeles County Code.

Said hearing will be held in the Hearing Room of the Board of Supervisors, Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California, 90012, on November 25, 2025, at 9:30 a.m.

The proposed ordinances will amend Titles 26 - Building Code, 27 - Electrical Code, 28 - Plumbing Code, 29 - Mechanical Code, 30 - Residential Code, 31 - Green Building Standards Code, and Title 33 - Existing Building Code of the Los Angeles County Code by repealing the provisions contained in these Titles, which had incorporated by reference the 2022 Edition of the California Building Standards Code and replacing them with provisions incorporating by reference the applicable portions of the 2025 Edition of the California Building Standards Code, published by the California Building Standards Commission, with certain changes and modifications.

Copies of the applicable portions of the 2025 Edition of the California Building Standards Code, published by the California Building Standards Commission, are on file with the Executive Office of the Board and are available for public inspection and also available at the following website link: <https://www.dgs.ca.gov/BSC/Codes>.

Notice is further given that at the conclusion of the hearing, the Board of Supervisors may adopt the proposed ordinances, decline to adopt the proposed ordinances, or make amendments to the ordinances that are justified by the evidence presented and warranted by local conditions.

If you do not understand this notice or need more information, please call Ms. Jennifer Dang of Public Works, Building and Safety Division, at (626) 458-2679. Our office hours are Monday through Thursday from 7 a.m. to 5:45 p.m.

Upon (7) business day notice, the County can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, documents are available at the Kenneth Hahn Hall of Administration in Los Angeles (500 West Temple Street), which is accessible to individuals with disabilities. Individuals requiring reasonable accommodations, interpretation services, and materials in other languages or in an alternate format may submit a request to Public Works free of charge at (626) 979-5333 at least seven (7) business days prior to the meeting. Hours of operation are Monday - Thursday from

7 a.m. - 5 p.m. Requests outside of the 7-day time frame will be accommodated to the extent feasible. Individuals with hearing or speech impairment may use California Relay Service 711.

Para acomodaciones razonables de ADA (Ley de Estadounidenses con Discapacidades) y Adaptación del Título VI, servicios de interprete y materiales en otros idiomas, por favor contactarse con Obras Publicas al (626) 979-5333. Este servicio es gratuito.

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025	
BOARD MEETING DATE	11/4/2025	
SUPERVISORIAL DISTRICT AFFECTED	☒ All ☐ 1 st ☐ 2 nd ☐ 3 rd ☐ 4 th ☐ 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	Award of service contracts for the Leadership Academy Training Services Program.	
PROGRAM	Public Works is seeking Board approval to award six service contracts for the Leadership Academy Training Services Program.	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☒ Yes ☐ No	
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☒ Yes ☐ No – Not Applicable If unsure whether a matter is subject to the Levine Act, email your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board Letter.	
DEADLINES/ TIME CONSTRAINTS	This is a new program, and each contract will commence by December 1, 2025, or execution by both parties, whichever occurs last.	
COST & FUNDING	Total cost: \$ 9,075,000	Funding source: Funding for the initial term of these services is included in the Internal Service Fund (B04 - Services and Supplies) Fiscal Year 2025-26 Budget. Total annual expenditures for these services, however, will not exceed the program amount approved by the Board. Funds to finance the program's optional years and 10 percent additional funding for contingencies will be requested through the annual budget process.
	TERMS (if applicable): These contracts will be for a term of 1 year with four 1-year renewal options and a month-to-month extension of up to 6 months for a maximum potential contract term of 66 months.	
	Explanation: N/A	
PURPOSE OF REQUEST	Public Works is seeking Board approval to award six service contracts for the Leadership Academy Training Services Program to the following contractors: Eagle Leadership Group, LLC; Rise Up For You, LLC; The University of Kansas - Public Management Center; SWG Associates; The University Corporation (California State University, Northridge); and University of Southern California.	

BACKGROUND (include internal/external issues that may exist including any related motions)	The purpose of the recommended actions is to award service contracts for the Leadership Academy Training Services Program. These services will assist in meeting Public Works' strategic objectives within the County. The work to be performed will consist of providing essential tools and strategies for managers to lead their teams effectively.
EQUITY INDEX OR LENS WAS UTILIZED	☒ Yes ☐ No If Yes, please explain how: Public Works notified over 34,000 subscribers of our "Do Business with Public Works" website using our weekly GovDelivery notification, Internal Services Department website, and X (formerly Twitter). Public Works also notified 1,645 Local Small Business Enterprises, 169 Disabled Veteran Business Enterprises, 174 Social Enterprises, 1,041 Community Business Enterprises, and 1,385 Community-Based Organizations, and advertised in regional and small newspapers in each supervisorial district. The Department of Economic Opportunity also outreached 143 related businesses. Public Works followed Federal contracting laws where applicable, State laws, Public Contract Code, and all Board contracting policies.
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No If Yes, please state which one(s) and explain how: These contracts support Board Priority No. 7, Sustainability. The services provided by these contracts help create a more resilient and sustainable workforce by providing coaching and professional development.
DEPARTMENTAL CONTACTS	Name, Title, Phone #, & Email: Jeff Howard, Administrative Deputy, (626) 458-4006, cell (626) 607-7352, jhoward@pw.lacounty.gov

p:\brcdpub\service contracts\contract\simon\leadershp academy\2024\rfsq\05 award\board letter\03 LATS - Cluster Fact Sheet.docx



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

November 4, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**SERVICE CONTRACT
ADMINISTRATIVE SERVICES CORE SERVICE AREA
AWARD OF SERVICE CONTRACTS
LEADERSHIP ACADEMY TRAINING SERVICES PROGRAM
(ALL SUPERVISORIAL DISTRICTS)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to award six service contracts for the Leadership Academy Training Services Program to strengthen Public Works leadership through tiered training that builds communication, strategy, collaboration, and decision-making skills.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the contract work is not a project pursuant to the California Environmental Quality Act for the reasons stated in this Board letter.
2. Award and delegate authority to the Director of Public Works or his designee to execute six contracts with Eagle Leadership Group, LLC; Rise Up For You, LLC; The University of Kansas – Public Management Center; SWG Associates; The University Corporation (California State University, Northridge); and University of Southern California for the Leadership Academy Training Services Program.

These contracts will be for an initial term of 1 year with four 1-year renewal options and may be extended on a month-to-month basis for up to 6 additional months for an annual aggregate program amount of \$1,500,000 plus 10 percent for additional work within the scope of the contracts for a maximum potential contract term of 66 months and a maximum potential aggregate program amount of \$9,075,000. These contracts will be subject to the additional extension provisions specified below.

3. Delegate authority to the Director of Public Works or his designee to execute future contracts under this program with additional contractors that meet all the requirements outlined in the Request for Statement of Qualifications. Each contract will commence by December 1, 2025, or execution by both parties, whichever occurs last, and end on November 30, 2026. With the Board's delegated authority, Public Works may renew these contracts for the four 1-year renewal options and may be extended on a month-to-month basis for up to 6 additional months for a maximum potential total contract term of 66 months.
4. Delegate authority to the Director of Public Works or his designee to renew each respective contract for each additional renewal option and extension period if, in the opinion of the Director of Public Works or his designee, the contractors have successfully performed during the previous contract period and the services are still required; to approve and execute amendments to incorporate necessary changes within the scope of work; and to suspend and/or terminate the contracts for convenience if it is in the best interest of the County to do so.
5. Delegate authority to the Director of Public Works or his designee to authorize additional services and extend the contract expiration date as necessary to complete those additional services when those additional services are: (1) previously unforeseen, (2) related to a previously assigned scope of work on a given work order, and (3) are necessary for the completion of that given work order.
6. Delegate authority to the Director of Public Works or his designee to increase the annual aggregate program amount by up to an additional 10 percent of the annual program sum, which is included in the maximum potential aggregate program sum for unforeseen additional work within the scope of the contract if required.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to award contracts for the Leadership Academy Training Services Program to improve how Public Works connects, leads, and

collaborates. The program will serve Public Works managers and executives by providing tiered training at foundational, advanced, and executive levels. This training will be delivered through tailored modules on communication, emotional intelligence, supervision, strategic leadership, crisis management, and financial acumen. Training will be offered primarily through interactive in-person sessions using lectures, role-plays, group discussions, and case studies with options for online delivery when needed. The core scope is to equip leaders with tools and strategies that enhance effectiveness, collaboration, and strategic decision-making across the organization.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal B, Diverse and Inclusive Workforce, Strategy ii, Fairness and Equity, and Strategy iii, Top-Rated Workforce; and Focus Area Goal C, Equity-Centered Policies and Practices, Strategy i, Policies and Practices, by contracting with the recommended contractors that have the specialized expertise to provide these services.

FISCAL IMPACT/FINANCING

This program is for an annual aggregate amount of \$1,500,000 plus 10 percent for additional work within the scope of the contracts with a maximum potential program sum of \$9,075,000. This amount is based on the estimated annual utilization of the contractors' services by Public Works. Any unused authorized amounts up to 25 percent from the previous contract terms will be applied to subsequent renewal terms, including the four 1-year renewal options and may be extended on a month-to-month basis for up to 6 additional months. The County may also authorize an extension of time to the contract's maximum potential term not-to-exceed 180 days with no additional funding. There will not be a cost-of-living adjustment.

Funding for the initial term of these services is included in the Internal Service Fund (B04 - Services and Supplies) Fiscal Year 2025-26 Budget. Total annual expenditures for these services will not exceed the program amount approved by the Board. Funds to finance the program's optional years and 10 percent additional funding for contingencies will be requested through the annual budget process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

County Counsel has reviewed the contracts as to form, which are substantially similar to the enclosed draft contract (Enclosure A). The recommended contracts were solicited on

an open-competitive basis and are in accordance with applicable Federal, State, and County requirements. The recommended six contractors are listed in Enclosure B.

With the Board's delegated authority, Public Works may execute future contracts under this program with additional contractors that meet all the requirements outlined in the Request for Statement of Qualifications. Each contract will commence by December 1, 2025, or execution by both parties, whichever occurs last, and end on November 30, 2026. With the Board's delegated authority, Public Works may renew these contracts for the four 1-year renewal options, if exercised. Contracts may also be extended on a month-to-month basis for up to 6 additional months, with the final expiration date set for May 31, 2031, if all extensions are exercised.

The expiration of these contracts is subject to the following conditions: where services for a given work order have been authorized in writing by the County but are not completed by the contractor prior to the stated expiration date, the expiration date will be automatically extended solely to allow for the completion of such services.

A standard service contract was used that contains terms and conditions in compliance with the Board's ordinances, policies, and programs. Enclosure B reflects the proposers' utilization participation and Community Business Enterprise program information. Data regarding the proposers' minority participation is on file with Public Works. The contractors were selected upon final analysis and consideration without regard to race, creed, gender, or color. This is a new service.

Once a new training program is identified, Public Works will issue a Work Order solicitation to all contractors in the program.

ENVIRONMENTAL DOCUMENTATION

In accordance with Section 15378(b) of the California Environmental Quality Act Guidelines, approval of the recommended action does not constitute a project because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes to the environment and, hence, is not subject to the requirements of the California Environmental Quality Act.

CONTRACTING PROCESS

On October 1, 2024, a notice of the Request for Statement of Qualifications (RFSQ) was placed on the County's "Doing Business with Los Angeles County" website (Enclosure C), "Do Business With Public Works" website, and X (formerly Twitter). In addition,

advertisements were placed in the *Los Angeles Daily Journal*, *Los Angeles Sentinel*, *La Opinión*, *The Daily Breeze*, *The Signal (Santa Clarita)*, *World Journal*, *Daily Commerce*, *The Malibu Times*, *Press Telegram*, and *Pasadena Star News*. Also, Public Works informed 1,645 Local Small Business Enterprises, 169 Disabled Veteran Business Enterprises, 174 Social Enterprises, 1,041 Community Business Enterprises, and 1,385 Community-Based Organizations. Additionally, the Department of Economic Opportunity conducted a focused outreach and informed 143 related businesses about this business opportunity.

On November 14, 2024, 12 Statements of Qualifications (SOQs) were received. The SOQs were first reviewed to ensure that they met the mandatory requirements outlined in the RFSQ. All of the 12 SOQs met these mandatory requirements. These 12 SOQs were then evaluated by an evaluation committee consisting of Public Works staff utilizing the informed averaging methodology. The committee's evaluation was based on criteria described in the RFSQ, including experience, work plan, interview/presentation, and references. Based on this evaluation, Public Works selected six responsive and responsible proposers. In accordance with the award criteria outlined in the RFSQ, Public Works is recommending that the six contractors be offered the opportunity to enter into a contract with the County.

Public Works will keep the RFSQ active and accept additional proposals on an as-needed basis. Future contracts under this program may be executed with contractors that meet all the requirements outlined in the RFSQ.

Public Works has evaluated and determined that the contracted services are required on an on-call and intermittent basis; therefore, Proposition A (Los Angeles County Code Chapter 2.121) and the Living Wage Program (Los Angeles County Code Chapter 2.201) do not apply to this contract.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The award of these contracts will not result in the displacement of any County employees.

The Honorable Board of Supervisors
November 4, 2025
Page 6

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Business Relations and Contracts Division.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:SK:ao

Enclosures

c: Chief Executive Office (Christine Frias)
County Counsel
Executive Office, Board of Supervisors

LEADERSHIP ACADEMY TRAINING SERVICES PROGRAM (BRC0000556)

THIS AGREEMENT, made and entered into this ____ day of _____, 2025, by and between the COUNTY OF LOS ANGELES, a subdivision of the State of California, a body corporate and politic (hereinafter referred to as COUNTY) and [Name of CONTRACTOR], a [State of Incorporation] [Form of Entity], located at [Full Address of the Contractor], (hereinafter referred to as CONTRACTOR). COUNTY and CONTRACTOR are each a Party and collectively referred to as the Parties.

WITNESSETH

FIRST: The CONTRACTOR, for the consideration hereinafter set forth and the acceptance by the Board of Supervisors (Board) of said COUNTY of the CONTRACTOR'S Statement of Qualifications filed with the COUNTY on _____, 2024, hereby agrees to provide services as described in this Contract for Leadership Academy Training Services Program (BRC0000556).

SECOND: This AGREEMENT, together with Exhibit A, Scope of Work; Exhibit B, Service Contract General Requirements; Exhibit C, Internal Revenue Service Notice 1015; Exhibit D, Safely Surrendered Baby Law Posters; Exhibit E, Defaulted Property Tax Reduction Program; and Exhibit F, Performance Requirements Summary; the CONTRACTOR'S Statement of Qualifications, all attached hereto; the Request for Statement of Qualifications; and Addenda to the Request for Statement of Qualifications, all of which are incorporated herein by reference, are agreed by the COUNTY and the CONTRACTOR to constitute the Contract.

THIRD: The COUNTY agrees, in consideration of satisfactory performance of the foregoing services in strict accordance with the Contract specifications to the satisfaction of the Director, to pay the CONTRACTOR pursuant to the Schedule of Prices set forth in the Work Order. In no event will the COUNTY pay any and all Contractors providing service under this Program an aggregate annual amount that exceeds \$1,500,000, or such greater amount as the Board may approve (Maximum Contract Sum). Any unused authorized amounts up to 25 percent from the previous contract terms will be applied to subsequent renewal terms.

FOURTH: Work will be assigned based on Exhibit A, Scope of Work, Paragraph J, Assignment of Work. Notwithstanding the foregoing, the parties understand and agree that this Contract is nonexclusive, the County may enter into other contracts for the performance of the same or similar services, and the CONTRACTOR is not entitled to or guaranteed the assignment of any work hereunder.

FIFTH: This contract will commence upon execution by both parties and end on December 31, 2026. With the Board's delegated authority, Public Works may renew the Contract for the four 1-year renewal options, if exercised. Contracts may also be extended on a month-to-month basis for up to 6 additional months, with the final expiration date set for December 31, 2030. Each such option will be exercised at the sole discretion of the COUNTY. The COUNTY, acting through the Director, may give a written notice of intent to

ENCLOSURE A

renew this Contract at least 10 days prior to the end of each term. At the sole discretion of the COUNTY, in lieu of renewing the Contract for the full 1 year, this Contract may be renewed on a month-to-month basis, upon written notice to the CONTRACTOR at least 10 days prior to the end of a term. Further, in accordance with Section 2.A.3 of Exhibit B, Service Contract General Requirements, the COUNTY may, at its sole discretion, authorize extensions of time to the Contract's term, to the extent that extensions of time for Contractor performance do not impact either scope or amount of this Contract, provided the aggregate of all such extensions during the life of this Contract will not exceed 180 days. The Director will provide a written notice of nonrenewal at least 10 days before the last day of any term, in which case this Contract will expire as of midnight on the last day of that term. Where all option years have been exercised, the Director will not provide a written notice of nonrenewal. If the County authorizes the Contractor in writing to perform services on a given Work Order prior to the stated expiration date, but thereafter such services are not completed by the stated expiration date, then the expiration of the Contract shall be automatically extended solely to allow for the completion of such services. County may authorize unforeseen additional services and extend the contract expiration date as necessary to complete those services when the unforeseen additional services are directly related to the initial scope of work and are necessary for the completion of a given Work Order.

SIXTH: The CONTRACTOR will bill monthly, in arrears, for the work performed during the preceding month. Work performed will be billed at the hourly rates and/or unit prices quoted in the Schedule of Prices set forth in the Work Order.

SEVENTH: Public Works will make payment to the CONTRACTOR within 30 days of receipt and approval of a properly completed and undisputed invoice. However, should the CONTRACTOR be certified by the COUNTY as a Local Small Business Enterprise, payment will be made in accordance with Board of Supervisors Policy No. 3.035, Small Business Liaison and Prompt Payment Program. Each invoice must be in triplicate (original and two copies) and must itemize the work completed. The invoices must be submitted to:

Los Angeles County Public Works
Attention Fiscal Division, Accounts Payable
P.O. Box 7508
Alhambra, CA 91802-7508

EIGHTH: In no event will the aggregate total amount of compensation paid to any and all contractors under this Program exceed the amount of compensation authorized by the Board. Such aggregate total amount is the Maximum Contract Sum.

NINTH: The CONTRACTOR understands and agrees that only the designated Public Works Contract Manager is authorized to request or order work under this Contract. The CONTRACTOR acknowledges that the designated Contract Manager is not authorized to request or order any work that would result in the CONTRACTOR earning an aggregate compensation in excess of this Contract's Maximum Contract Sum.

TENTH: No cost-of-living adjustment will be granted for the optional renewal periods.

ENCLOSURE A

ELEVENTH: In the event that terms and conditions, which may be listed in the CONTRACTOR'S Statement of Qualifications, conflict with the COUNTY'S specifications, requirements, and terms and conditions as reflected in this AGREEMENT including, but not limited to, Exhibits A through F, inclusive, the COUNTY'S provisions will control and be binding.

TWELFTH: The CONTRACTOR agrees in strict accordance with the Contract specifications and conditions to meet the COUNTY'S requirements.

THIRTEENTH: Advertising and Other External Communications About the Project/Contract. Consultant/Contractor shall obtain the County's prior written approval before disclosing or communicating any information concerning the award of the contract, the progress of the work, or the completion of the work, to any non-party, including but not limited to outside media and news organizations. This requirement includes, but is not limited to: (1) a Consultant/Contractor's, application for an award or any other recognition of the Project/Contract; and (2) any advertising or promotion of the Project/Contract and/or the Consultant/Contractor's role on the project. The County retains the sole discretion as to the release of such information, including the right to deny the request for disclosure, the right to direct the timing of the disclosure, and/or the right to direct Consultant/Contractor to make revisions to the information prior to disclosure.

FOURTEENTH: This Contract constitutes the entire agreement between the COUNTY and the CONTRACTOR with respect to the subject matter of this Contract and supersedes all prior and contemporaneous agreements and understandings. This CONTRACT may be signed by the Parties hereto in separate counterparts, including both counterparts that are executed on paper and counterparts that are in the form of electronic signatures. Electronic signatures include facsimile or e-mail electronic signatures. Each executed counterpart will be deemed an original. All counterparts, taken together, constitute the executed Agreement.

The Parties hereby acknowledge and agree that electronic records and electronic signatures, as well as facsimile signatures, used in connection with the execution of this Agreement and electronic signatures, facsimile signatures or signatures transmitted by electronic mail in so-called pdf format will be legal and binding and will have the same full force and effect as if a paper original of this Agreement had been delivered and had been signed using a handwritten signature. Contractor and County (i) agree that an electronic signature, whether digital or encrypted, of a Party to this Agreement is intended to authenticate this writing and to have the same force and effect as a manual signature, (ii) intend to be bound by the signatures (whether original, faxed or electronic) on any document sent or delivered by facsimile, or electronic mail, or other electronic means, (iii) are aware that the other Party will rely on such signatures, and (iv) hereby waive any defenses to the enforcement of the terms of this Agreement based on the foregoing forms of signature. If this Agreement has been executed by electronic signature, all Parties executing this document are expressly consenting under the United States Federal Electronic Signatures in Global and National Commerce Act of 2000 (E-SIGN) and California Uniform Electronic Transactions Act (UETA)(Cal. Civ. Code § 1633.1, et seq.),

ENCLOSURE A

that a signature by fax, e-mail or other electronic means will constitute an Electronic Signature to an Electronic Record under both E-SIGN and UETA with respect to this specific transaction.

[illegible]

ENCLOSURE A

IN WITNESS WHEREOF, the COUNTY has, by order of its Board of Supervisors, caused these presents to be subscribed by the Director of Public Works, and the CONTRACTOR has subscribed its name by and through its duly authorized officers, as of the day, month, and year first written above.

COUNTY OF LOS ANGELES

By _____
Director of Public Works

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By _____
Deputy

Type/Print Name

[NAME OF CONTRACTOR]

By _____
Its President

Type/Print Name

By _____
Its Secretary

Type/Print Name

**PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION FOR
LEADERSHIP ACADEMY TRAINING SERVICES PROGRAM**

SELECTED FIRMS

	Proposer Name (Prime with subcontractors* listed below) *only subcontractors with Utilization Participation are listed.	Local Small Business Enterprise (LSBE)	Small Business Enterprise (SBE)	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
1	Eagle Leadership Group, LLC						X		
	No subcontractors								
	Proposer Name (Prime with subcontractors* listed below) *only subcontractors with Utilization Participation are listed.	Local Small Business Enterprise (LSBE)	Small Business Enterprise (SBE)	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
2	Rise Up For You, LLC				X				
	No subcontractors								
	Proposer Name (Prime with subcontractors* listed below) *only subcontractors with Utilization Participation are listed.	Local Small Business Enterprise (LSBE)	Small Business Enterprise (SBE)	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
3	The University of Kansas - Public Management Center								
	No subcontractors								
	Proposer Name (Prime with subcontractors* listed below) *only subcontractors with Utilization Participation are listed.	Local Small Business Enterprise (LSBE)	Small Business Enterprise (SBE)	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
4	SWG Associates								
	No subcontractors								
	Proposer Name (Prime with subcontractors* listed below) *only subcontractors with Utilization Participation are listed.	Local Small Business Enterprise (LSBE)	Small Business Enterprise (SBE)	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
5	The University Corporation (California State University, Northridge)								
	No subcontractors								
	Proposer Name (Prime with subcontractors* listed below) *only subcontractors with Utilization Participation are listed.	Local Small Business Enterprise (LSBE)	Small Business Enterprise (SBE)	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
6	University of Southern California								
	No subcontractors								

**PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION FOR
LEADERSHIP ACADEMY TRAINING SERVICES PROGRAM**

NON-SELECTED FIRMS

	Proposer Name	Local Small Business Enterprise (LSBE)	Small Business Enterprise (SBE)	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
1	Agile Transformation, Inc. dba AgilityHealth								
	No subcontractors								
	Proposer Name	Local Small Business Enterprise (LSBE)	Small Business Enterprise (SBE)	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
2	Blanchard Training and Development, Incorporated								
	No subcontractors								
	Proposer Name	Local Small Business Enterprise (LSBE)	Small Business Enterprise (SBE)	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
3	The Champion Services Group, Inc.								
	No subcontractors								
	Proposer Name	Local Small Business Enterprise (LSBE)	Small Business Enterprise (SBE)	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
4	Goldvarg Consulting Group, Inc.								
	No subcontractors								
	Proposer Name	Local Small Business Enterprise (LSBE)	Small Business Enterprise (SBE)	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
5	Orgtune Consulting								
	Elizabeth Soto								
	Alenough Bidrousian								
	Shauna Clark								
	Jeffrey E. Foster								
	Bryce Yokomizo								
	Zari Karimi								
	Roshanak Afsarifard								
	Steven J. Golightly								
	Behnaz Partovi								
	Melanie Fisher								
	Henrik P. Minassian								
	Mahdi Najafabadi								
	David Cain								
	Proposer Name	Local Small Business Enterprise (LSBE)	Small Business Enterprise (SBE)	Minority	Women-Owned	Disadvantaged Business	Disabled Veteran Business Enterprise	Social Enterprise	Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise
6	Riviera Inc. dba The Enterprise U								
	No subcontractors								

*Information provided by proposers in response to the Request for Proposal. On final analysis and consideration of award, vendors were selected without regard to race, creed, gender, or color.

**PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION FOR
LEADERSHIP ACADEMY TRAINING SERVICES PROGRAM**

FIRM INFORMATION* (Selected Firms)		The University Corporation (CSUN)	Eagle Leadership Group, LLC	Rise Up For You, LLC	SWG Associates	the University of Kansas - Public Management	University of Southern California
BUSINESS STRUCTURE		Nonprofit Corporation	LLC	LLC	Partnership	State Agency	Corporation (California)
CULTURAL/ETHNIC COMPOSITION		NUMBER/% OF OWNERSHIP					
OWNERS/PARTNERS	Black/African American	38 (4%)					177 (9%)
	Hispanic/Latino	263 (32%)					468 (24%)
	Asian or Pacific Islander	148 (18%)					362 (19%)
	Native American	8 (1%)					2 (0.1%)
	Subcontinent Asian						
	White	374 (45%)	1 (100%)	1 (100%)	2 (100%)		918 (48%)
	TOTAL	831	1	1	2	n/a	1,927
	<i>Female (included above)</i>	516 (62%)	0 (0%)	1 (100%)	1 (50%)		1,162 (60%)
COUNTY CERTIFICATION							
CBE							
LSBE							
OTHER CERTIFYING AGENCY			DVBE (LA County)				

*Information provided by proposers in response to the Request for Proposal. On final analysis and consideration of award, vendors were selected without regard to race, creed, gender, or color.

FIRM INFORMATION* (Non-Selected Firms)		Agile Transformation, Inc.	Blanchard Training and Development, Incorporated	The Champion Services Group, Inc.	Goldvarg Consulting Group, Inc.	Orgtune Consulting	Riviera, Inc.
BUSINESS STRUCTURE		Corporation (Nebraska)	Corporation (California)	Corporation (Florida)	Corporation (California)	Sole Proprietorship	Corporation (California)
CULTURAL/ETHNIC COMPOSITION		NUMBER/% OF OWNERSHIP					
OWNERS/PARTNERS	Black/African American	6 (22%)		4 (50%)			
	Hispanic/Latino	1 (4%)		3 (38%)	1 (50%)		
	Asian or Pacific Islander	1 (4%)			1 (50%)		1 (50%)
	Native American						
	Subcontinent Asian						
	White	19 (70%)	5 (100%)	1 (12%)		1 (100%)	1 (50%)
	TOTAL	27	5	8	2	1	2
	<i>Female (included above)</i>	17	3 (60%)	5 (62%)	1 (50%)	1 (100%)	1 (50%)
COUNTY CERTIFICATION							
CBE							
LSBE							
OTHER CERTIFYING AGENCY							

*Information provided by proposers in response to the Request for Proposal. On final analysis and consideration of award, vendors were selected without regard to race, creed, gender, or color.



(/LACoBids/)

lacounty.gov

+ Solicitation Information

Solicitation Number:	BRC0000556		
Title:	Leadership Academy Training Services Program		
Department:	Public Works		
Bid Type:	Service	Bid Amount:	\$1,500,000.00
Commodity:	COURSE DEVELOPMENT SERVICES, INSTRUCTIONAL/TRAINING		

Description:

PLEASE TAKE NOTICE that Public Works requests Statement of Qualifications (SOQ) for the Leadership Academy Training Services Program (BRC0000556). This program has been designed to have a potential maximum contract term of 5 years, consisting of an initial 1-year term and potential additional four 1-year option renewals. The total annual aggregate program amount of this service is estimated to be \$1.5 million. The County reserves the right to increase or decrease the annual aggregate program amount in the best interest of the County. The Request for Statement of Qualifications (RFSQ) with contract specifications, forms, and instructions for preparing and submitting SOQs may be accessed at <http://pw.lacounty.gov/brcd/servicecontracts> or may be requested from Mr. Benjamin Sandoval at (626) 458-7334 or bsandoval@pw.lacounty.gov or Ms. Victoria Cabrera at (626) 300-2652 or vacabrera@pw.lacounty.gov, Monday through Thursday, 7 a.m. to 5 p.m.

PROGRAM OVERVIEW**1. PURPOSE AND GOALS**

Launching the Academy: Los Angeles County Public Works is introducing the Leadership Academy to foster greater leadership connectivity and collaboration across the department. This initiative aims to strengthen leadership skills at all levels within Public Works by offering tailored training programs suited to different leadership stages. (Source: Exhibit A. Scope of Work, Introduction, Pages 1-2)

2. TRAINING FOCUS:

Initial Phase: We intend to begin with Advanced Leaders (Managers of Managers and Function Managers) during the initial phase. This training will provide essential tools and strategies to lead their teams effectively. Starting with this group allows us to refine the curriculum based on feedback and performance assessments from a smaller, manageable group. (Source: Exhibit A. Scope of Work, Introduction, Pages 1-2)

Expansion: Once the program is optimized, it will expand to include the larger group of Foundational Leaders (Self-Managers and Managers of Others), where the broader impact will be felt due to the higher number of participants. Finally, the program will be introduced to Executive Leaders (Business Managers and Above), focusing on advanced strategies for strategic influence and organizational alignment. (Source: Exhibit A. Scope of Work, Introduction, Pages 1-2)

3. CURRICULUM STRUCTURE:

Three Distinct Tracks: The Leadership Academy features a structured curriculum with three tracks:

- o Foundational Leadership: Focused on self-managers and managers of others, emphasizing skill-building and practical application.

- o Advanced Leadership: Targeted at managers of managers and function managers, with a focus on enhancing leadership skills and strategic thinking.

o Executive Leadership: Tailored for business managers and above, delving into advanced leadership topics and organizational strategies.

(Source: Exhibit A. Scope of Work, Overview, Page 3 and Training Modules, Page 7)

4. TRAINING DELIVERY:

Methods: The program is primarily delivered through in-person training sessions, employing a mix of instructional methods, including lectures, assignments, interactive techniques (e.g., role plays, group discussions), and case studies. Online platforms may also be used, pending approval. (Source: Exhibit A. Scope of Work, Work Description, Pages 3-4)

5. ALIGNMENT WITH COMPETENCIES:

Competency Alignment: All components of the training program, including course content and learning objectives, will align with the leadership competencies outlined in the Scope of Work attachments. This ensures that the training is directly relevant to the leadership challenges faced by Public Works. (Source: Exhibit A. Scope of Work, Work Description, Pages 3-4)

The initial deadline to submit SOQs is Tuesday, November 5, 2024, at 5:30 p.m. Please direct your questions to Mr. Sandoval or Ms. Cabrera. See below for all deadlines relating to this solicitation. Be advised, any changes to the due dates listed herein will only be made by Public Works, in writing in the form of an Informational Update or Addendum to the solicitation. Addendums and/or Informational Updates will be made available at the following site: <http://pw.lacounty.gov/brcd/servicecontracts>.

This RFSQ solicitation may take several months to process before the first group of agreements can be approved by the Board of Supervisors and executed by both parties for commencement. Therefore, it is imperative that proposers return all proposal materials no later than Tuesday, November 5, 2024, for a service commencement date of March 4, 2025, as anticipated to be authorized by the Board.

SOQs will be reviewed in the order they are submitted to Public Works. Any SOQs received after the due date will also be reviewed in the order in which they have been submitted. This solicitation will remain open continuously at the discretion of the County.

ATTENDANCE BY THE PROPOSER OR AN AUTHORIZED REPRESENTATIVE AT THE CONFERENCE IS OPTIONAL BUT RECOMMENDED. An optional proposers' conference will be held on Wednesday, October 16, 2024, at 10:00 a.m. via Microsoft Teams Meeting Online Events. To participate, the proposers will need to sign-in using the electronic sign-in sheet through the website listed below. Attendees should be prepared to ask questions at that time about the specifications, SOQ requirements, and contract terms. It is the proposers' sole responsibility to do their due diligence to visit and familiarize themselves with the work locations and their requirements before submitting their SOQs. After the Conference, proposers must submit questions in writing and request information for this solicitation by Tuesday, October 22, 2024.

Subject to the right of the Board to make the ultimate decisions concerning the award of contracts, Public Works may award contracts under this program to all qualified proposers whose SOQ meets the minimum mandatory requirements and receives a preliminary score of no less than 75 points in accordance with the evaluation criteria set forth herein. The assignment of work will be in accordance with Exhibit A, Scope of Work, Section J, Assignment of Work.

PLEASE CHECK THE WEBSITE FREQUENTLY FOR ANY CHANGES TO THIS SOLICITATION. ALL NOTICES WILL BE POSTED AT <http://pw.lacounty.gov/brcd/servicecontracts>.

"Do Business with Public Works" Website Registration

All interested proposers for this RFSQ are strongly encouraged to register at <http://pw.lacounty.gov/general/contracts/opportunities>. Only those firms registered for this RFSQ through the website will receive automatic notification when any update to this RFSQ is made. The County does not have an obligation to notify any proposers other than through the Public Works website's automatic notification system.

Minimum Mandatory Requirements:

Proposers are requested to submit SOQs offering leadership academy training services in accordance with Exhibit A (Scope of Work), and in a format specified in Part I, Section 2 (Statement of Qualifications Format and Content Requirements) of this RFSQ. At the time of SOQ submission, proposers must meet all of the minimum mandatory requirements listed in Part I, Section I, and complete Form PW-14 (Minimum Mandatory Requirements), to qualify as eligible to perform the services under this Contract.

Less

Open Day:	10/1/2024	Closed Date:	Continuous
Contact Name:	Simon Lee	Contact Phone:	(626) 458-2509
Contact Email:	SimonLee@dpw.lacounty.gov		
Notice of Intent to Award (0) :	+ Click here to view notice intent to award list.		
Solicitation Award (0) :	+ Click here to view award list.		
Last Changed On:	8/4/2025 9:03:12 AM		
Attachment File (0) :	+ Click here to download attachment files.		



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SITE INFO

1. Accessibility (<https://lacounty.gov/accessibility/>)
2. Privacy Policy (<https://lacounty.gov/privacy-policy/>)

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025	
BOARD MEETING DATE	11/4/2025	
SUPERVISORIAL DISTRICT AFFECTED	☐ All ☒ 1 st ☒ 2 nd ☒ 3 rd ☐ 4 th ☒ 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	Award of Service Contract for Landscape Maintenance Services at Various County-Owned Airport Facilities	
PROGRAM	N/A	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☒ Yes ☐ No	
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☒ Yes ☐ No – Not Applicable If unsure whether a matter is subject to the Levine Act, email your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board Letter.	
DEADLINES/ TIME CONSTRAINTS	The current contract has a final expiration date of April 30, 2026. The award of this contract will continue the current services by the recommended contractor, which is the current contractor providing these services.	
COST & FUNDING	Total cost: \$2,618,851	Funding source: Funding for the initial term is included in the Aviation Enterprise Fund (M02) Fiscal Year 2025-26 Budget. Funds to finance the contract's option years and 10 percent additional funding for contingencies will be requested through the annual budget process.
	TERMS (if applicable): The contract will be for a period of 1 year with four additional 1-year renewal options and a month-to-month extension up to 6 months for a maximum potential contract term of 66 months.	
	Explanation: N/A	
PURPOSE OF REQUEST	Public Works is seeking Board approval to award a service contract to J. Orozco Enterprises, Inc., dba Orozco Landscape and Tree Company, a Local Small Business Enterprise, for landscape maintenance services at various County-owned airports throughout Los Angeles County.	
BACKGROUND (include internal/external issues that may exist including any related motions)	The proposed contract will provide landscape maintenance services to the following five County-owned airports: Brackett Field Airport in La Verne, Compton/Woodley Airport in Compton, General William J. Fox Airfield in Lancaster, San Gabriel Valley Airport in El Monte, and Whiteman Airport in Pacoima.	
EQUITY INDEX OR LENS WAS UTILIZED	☒ Yes ☐ No If Yes, please explain how: In 2014, 2016, 2019, and 2021, notices of the Request for Statement of Qualifications were placed on the "Doing Business with Los Angeles County" and "Do Business with Public Works" websites, X (formerly Twitter), and advertisements were placed in the <i>Los Angeles Daily Journal</i> , <i>Los Angeles Sentinel</i> , and <i>La Opinión</i> . Also, Public Works informed all registered Local Small Business Enterprises, Disabled Veteran Business Enterprises, Social Enterprises, Community	

	Business Enterprises, independent contractors, various business development centers, and municipalities. The Request for Statement of Qualifications is currently open continuous. On December 16, 2024, Public Works issued an Invitation for Bids soliciting bids from the 11 responsive and responsible vendors on the qualified contractors list.
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No If Yes, please state which one(s) and explain how: Board Priority 7, Sustainability by enhancing transportation, workforce, and economic development in the County. The services are essential for maintaining and enhancing the functionality, safety, and professional appearance of the airport facilities, ensuring they remain clean, accessible, and welcoming to local communities and visitors.
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, cell (626) 476-9847 sburger@pw.lacounty.gov

P:\brcdpub\Service Contracts\CONTRACT\Victoria\AIRPORTS LANDSCAPE SERVICES\2024 IFB\06 Award\Board Letter\AVI Landscape - Fact Sheet.docx



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE:

AVI-0

November 4, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**SERVICE CONTRACT
TRANSPORTATION CORE SERVICE AREA
AWARD OF SERVICE CONTRACT
LANDSCAPE MAINTENANCE SERVICES AT
VARIOUS COUNTY-OWNED AIRPORT FACILITIES
(SUPERVISORIAL DISTRICTS 1, 2, 3, AND 5)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to award a service contract to J. Orozco Enterprises, Inc., dba Orozco Landscape and Tree Company, a Local Small Business Enterprise, for landscape maintenance services at various County-owned airports throughout Los Angeles County.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the contract work is not a project pursuant to the California Environmental Quality Act.
2. Find that this service can be more economically performed by an independent contractor than by County employees.

3. Direct the Chair of the Board to award and execute the contract with J. Orozco Enterprises, Inc., dba Orozco Landscape and Tree Company, a Local Small Business Enterprise, for landscape maintenance services at various County-owned airport facilities. This contract will be for a period of 1 year with four 1-year renewal options and a month-to-month extension up to 6 months for a maximum potential contract term of 66 months and a maximum potential contract sum of \$2,618,851.
4. Delegate authority to the Director of Public Works or his designee to renew the contract for each additional renewal option and extension period if, in the opinion of the Director of Public Works or his designee, J. Orozco Enterprises, Inc., dba Orozco Landscape and Tree Company has successfully performed during the previous contract period and the services are still required; to approve and execute amendments to incorporate necessary changes within the scope of work; and to suspend and/or terminate the contract for convenience if it is in the best interest of the County to do so.
5. Delegate authority to the Director of Public Works or his designee to annually increase the contract amount up to an additional 10 percent of the annual contract sum, which is included in the maximum potential contract sum for unforeseen additional work within the scope of the contract if required in accordance with County policy and the terms of the contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to award a contract to J. Orozco Enterprises, Inc., dba Orozco Landscape and Tree Company, to continue to provide landscape maintenance services to the five County-owned airports: Brackett Field Airport in La Verne, Compton/Woodley Airport in Compton, General William J. Fox Airfield in Lancaster, San Gabriel Valley Airport in El Monte, and Whiteman Airport in Pacoima.

The award of this contract will ensure that landscape maintenance and management services are not interrupted. These services include trimming and care of trees; cutting seeded grass and wildflowers, shrubbery, and vines; weed and litter control; operation and management of irrigation systems; pest control; and other landscape maintenance-related work which are essential to maintaining a clean and safe airport environment. All airport stakeholders, including airport tenants, users, and visitors will benefit from the services provided through this contract.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal E, Economic Health, Strategy ii, Small Businesses, by hiring a contractor that has the specialized expertise to provide these services accurately, efficiently, timely, and in a responsive manner.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The initial contract term is for 1 year with four additional 1-year renewal options and a month-to-month extension up to 6 months for a maximum potential contract term of 66 months and a maximum potential contract sum of \$2,618,851. The total maximum potential contract sum includes 10 percent of the annual contract sum for unforeseen additional work within the scope of the contract. The annual contract sums for each term, if all optional renewal periods are exercised and the 10 percent annual contract sum for additional work is applied for each year, are as follows:

The sum for the initial term is \$369,180.

The sum for the first option term is \$397,055.40.

The sum for the second option term is \$425,457.68.

The sum for the third option term is \$455,968.84.

The sum for the fourth and final option term is \$488,740.92.

The sum for the month-to-month option to extend up to 6 months is \$244,370.46.

These amounts are based on Public Works' estimated annual utilization of the contractor's services at the unit rates quoted. Any unused authorized amounts, up to 25 percent from a previous contract term, will be applied to subsequent renewal terms. The County may also authorize an extension of time to the contract's maximum potential term not-to-exceed 180 days with no additional funding.

Funding for the initial term is included in the Aviation Enterprise Fund (M02) Fiscal Year 2025-26 Budget. Funds to finance the contract's option years and 10 percent additional funding for contingencies will be requested through the annual budget process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

County Counsel has approved the recommended contract, which has been executed by J. Orozco Enterprises, Inc., dba Orozco Landscape and Tree Company, located in

Pomona, California (Enclosure A). The recommended contract agreement was solicited on an open-competitive basis and is in accordance with applicable Federal, State, and County requirements. This contract's initial term is for 1 year, commencing on December 1, 2025, or upon the Board's approval, whichever occurs last.

A standard service contract was used that contains terms and conditions in compliance with the Board's ordinances, policies, and programs. Enclosure B reflects the bidder's utilization participation and Community Business Enterprise program information. Data regarding the bidder's minority participation is on file with Public Works. The contractor was selected upon final analysis and consideration without regard to race, creed, gender, or color.

This work is being contracted in accordance with procedures authorized under County Charter, Section 44.7, Part 3, and Chapter 2.121 (Contracting with Private Business) of the Los Angeles County Code. The mandatory requirements for contracting set forth in the Los Angeles County Code, Section 2.121.380, have been met.

The recommended contractor has agreed to pay its employees the current Living Wage Rate approved by the Board on December 1, 2015, and to comply with the County's Living Wage reporting requirements. The County's Proposition A and Living Wage Ordinance provisions apply to this proposed contract, as County employees can perform these contracted services. The contract complies with all of the requirements of the Los Angeles County Code, Section 2.201. In addition, the contractor understands and agrees that the contracted work involves public works as defined by Section 1720 of the California Labor Code. The contractor represents and warrants that they will perform the contracted work in full compliance with the applicable provisions of the California Labor Code relating to payment of prevailing wages.

Using methodology approved by the Auditor-Controller, the Proposition A cost analysis indicates that the recommended contracted services can be performed more economically by the private sector.

The current contract has a final expiration date of April 30, 2026. The award of this contract will continue the current services by the recommended contractor, which is the current contractor providing these services.

ENVIRONMENTAL DOCUMENTATION

These services are exempt from the California Environmental Quality Act. These services are within a class of projects that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in Section 15301 of the California Environmental Quality Act.

CONTRACTING PROCESS

In 2014, 2016, 2019, and 2021, notices of the Request for Statement of Qualifications (RFSQ) were placed on the "Doing Business with Los Angeles County" website (Enclosure C), "Do Business with Public Works" website, and X (formerly Twitter), and advertisements were placed in the *Los Angeles Daily Journal*, *Los Angeles Sentinel*, and *La Opinión*. Also, Public Works informed all registered Local Small Business Enterprises, Disabled Veteran Business Enterprises, Social Enterprises, Community Business Enterprises, independent contractors, various business development centers, and municipalities. The RFSQ is currently open continuous.

The Statement of Qualifications were first reviewed to ensure they met the mandatory requirements outlined in the RFSQ and were then evaluated by an evaluation committee consisting of Public Works' staff utilizing the informed averaging methodology for applicable criteria. The committee's evaluation was based on criteria described in the RFSQ, including experience, work plan, financial resources, performance history/references, and demonstrated controls over labor/payroll recordkeeping. Based on this evaluation from 2014 to present, 11 statements received a passing score and were placed on the qualified contractors list.

On December 16, 2024, Public Works issued an Invitation for Bids soliciting bids from the 11 responsive and responsible vendors on the qualified contractors list.

On January 21, 2025, one bid was received. The bid was evaluated based on the price category. Based on this evaluation, it is recommended that this contract be awarded to the apparent responsive and responsible bidder J. Orozco Enterprises, Inc., dba Orozco Landscape and Tree Company. Public Works determined the contractor's price to be reasonable for the work requested. Public Works notified the applicable union (SEIU Local 721) of this solicitation.

Public Works has accessed available resources to review and assess the proposed contractor's past performance, history of Labor Law violations, and prior performance on County contracts.

The Honorable Board of Supervisors
November 4, 2025
Page 6

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The award of this contract will continue the services without disruption to the public and will not result in the displacement of any County employees as this service is presently contracted with the private sector.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Aviation Division.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:SK:ao

Enclosures

c: Chief Executive Office (Christine Frias)
County Counsel
Executive Office, Board of Supervisors
Internal Services, Contracts Division

ENCLOSURE

**SERVICE CONTRACT
TRANSPORTATION CORE SERVICE AREA
AWARD OF SERVICE CONTRACT
LANDSCAPE MAINTENANCE SERVICES AT
VARIOUS COUNTY-OWNED AIRPORT FACILITIES
(SUPERVISORIAL DISTRICTS 1, 2, 3, AND 5)
(3-VOTES)**

This Board letter has large enclosures.
Click on the link below to access:

[Landscape Maintenance Services at Various Airports \(Enclosures-FTP Link\)](#)

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025			
BOARD MEETING DATE	11/4/2025			
SUPERVISORIAL DISTRICT AFFECTED	☒ All ☐ 1 st ☐ 2 nd ☐ 3 rd ☐ 4 th ☐ 5 th			
DEPARTMENT(S)	Public Works			
SUBJECT	Los Angeles County Flood Control District Discovery Cube Los Angeles Educational Partnership			
PROGRAM	Safe, Clean Water District Program			
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☒ Yes ☐ No			
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why:			
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☒ Yes ☐ No – Not Applicable If unsure whether a matter is subject to the Levine Act, email your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board letter.			
DEADLINES/ TIME CONSTRAINTS	None.			
COST & FUNDING	<table border="1"> <tr> <td>Total cost: \$5,000,000</td><td>Funding source: Measure W-Safe, Clean Water District Program Administration Fund (B42 - Other Charges)</td></tr> </table>		Total cost: \$5,000,000	Funding source: Measure W-Safe, Clean Water District Program Administration Fund (B42 - Other Charges)
Total cost: \$5,000,000	Funding source: Measure W-Safe, Clean Water District Program Administration Fund (B42 - Other Charges)			
	TERMS (if applicable): None.			
	Explanation: There will be no impact on the County General Fund. Safe, Clean Water District Program costs related to the partnership are up to \$5,000,000. Funding to cover the contribution is available in the Measure W-Safe, Clean Water District Program Administration Fund (B42 - Other Charges) Fiscal Year 2025-26 Budget.			
PURPOSE OF REQUEST	Public Works is seeking Board approval as a responsible agency for the Discovery Cube Los Angeles (DCLA) Educational Partnership to consider the Mitigated Negative Declaration prepared and adopted by the City of Los Angeles as lead agency; and certify that the Board has independently reviewed and considered and reached its conclusions regarding the environmental effects of this proposed partnership; and to authorize the Chief Engineer of the Los Angeles County Flood Control District or his designee to enter into an agreement with DCLA to develop an outdoor educational water exhibit at an estimated cost of \$5,000,000; and to negotiate and enter into amendments to the agreements provided the total aggregate cost in connection with the agreements and all amendments does not exceed the amount of \$5,000,000.			
BACKGROUND (include internal/external issues that may exist including any related motions)	The County of Los Angeles is committed to engaging youth with high-quality science and sustainability programs. The DCLA emphasizes science, technology, engineering, arts, and mathematics proficiency, early learning, healthy living, and environmental stewardship through engaging science-based programs and exhibits for youth. The DCLA is located within the Hansen Dam Recreation Area on land that is leased by the City. Public Works is collaborating on a proposed expansion of DCLA to fund a new outdoor educational water exhibit that will be part of the overall expansion.			

	The proposed outdoor educational water exhibit would inspire and educate families and students through hands-on interactive displays that focus on the Los Angeles and San Gabriel Rivers, dams and reservoirs throughout Los Angeles County, and how they work, capturing and cleaning of stormwater, groundwater and aquifer recharge, and other visual aids to tell the history of water in Los Angeles. The exhibit would also highlight and educate people on how wildfires can severely impact water supply and quality by damaging critical water infrastructure through increased sedimentation and debris flows. Further, the proposed water exhibit would creatively showcase how stormwater can be collected across the DCLA property.
EQUITY INDEX OR LENS WAS UTILIZED	☐ Yes ☒ No If Yes, please explain how:
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No If Yes, please state which one(s) and explain how: These recommendations support Board Priority 7: Sustainability. The proposal for the addition of an outdoor educational water exhibit at DCLA aims to inspire visitors to become water advocates, promoting the sustainable use of water resources.
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Adam Ariki, Deputy Director, (626) 458-4012, cell (626) 476-6703, aaariki@pw.lacounty.gov



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 4, 2025

IN REPLY PLEASE
REFER TO FILE: **SWP-6**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**WATER RESOURCES CORE SERVICE AREA
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
DISCOVERY CUBE LOS ANGELES EDUCATIONAL PARTNERSHIP
(ALL SUPERVISORIAL DISTRICTS)
(3-VOTES)**

SUBJECT

Public Works is seeking Board authorization for the Chief Engineer of the Los Angeles County Flood Control District or his designee to enter into an agreement with Discovery Cube Los Angeles, a California nonprofit corporation, to develop an outdoor educational water exhibit at Discovery Cube in the City of Los Angeles, which is located within the Hansen Dam Recreation Area in the San Fernando Valley.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Acting as a responsible agency for the Discovery Cube Los Angeles Educational Partnership, consider the Mitigated Negative Declaration prepared and adopted by the City of Los Angeles Department of Recreation and Parks as lead agency; certify that the Board has independently reviewed, considered, and reached its conclusions regarding the environmental effects of the Los Angeles County Flood Control District approvals related to the project, as shown in the Mitigated Negative Declaration; adopt a mitigation monitoring program as applicable for the project, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation; find that the scope of the Los Angeles County Flood Control District approvals are included in the City of Los Angeles' Mitigated Negative Declaration.

2. Authorize the Chief Engineer of the Los Angeles County Flood Control District or his designee to enter into an agreement with the Discovery Cube Los Angeles to partner on the development and construction of a new outdoor educational water exhibit at a cost to the Los Angeles Flood Control District not to exceed \$5,000,000, and to negotiate and execute any additional agreements necessary to implement the partnership.
3. Authorize the Chief Engineer of the Los Angeles County Flood Control District or his designee to negotiate and enter into amendments to the agreement with the Discovery Cube Los Angeles, including but not limited to changes to the outdoor educational water exhibit scope, performance period, and respective tasks, provided the total aggregate cost to the Los Angeles County Flood Control District in connection with the agreement and all amendments does not exceed the amount of \$5,000,000.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to comply with the California Environmental Quality Act (CEQA) for the Los Angeles County Flood Control District as a responsible agency and will authorize the Chief Engineer of the District or his designee, on behalf of the District, to enter into an agreement with the Discovery Cube Los Angeles (DCLA) to develop an outdoor educational water exhibit.

The Los Angeles County Water Plan and the Safe, Clean Water Program are essential initiatives focused on enhancing water sustainability, improving water quality, and growing community engagement throughout the County. These initiatives work in partnership with various interested parties, including regional and local municipalities, water agencies, and community-based and non-governmental organizations, to foster public understanding and participation in water resilience and sustainability efforts. These initiatives align with Los Angeles County's commitment to engaging youth through high-quality science and sustainability programs. A key component of the Safe, Clean Water Program is its emphasis on authentic community engagement and education to empower people to become water advocates.

The DCLA focuses on promoting proficiency in science, technology, engineering, arts, and mathematics, early learning, healthy living, and environmental stewardship by providing interactive science-based programs and exhibits for young people. Located in the Hansen Dam Recreation Area on land leased by the City of Los Angeles, DCLA is leading an expansion of its exhibit footprint within property limits, which includes the proposed partnership with Public Works to fund a new outdoor educational water exhibit.

The exhibit expansion led by DCLA will be located within the property limits of the current leased land. This expanded learning space is designed to inspire and educate over 200,000 attendees each year, including 31,000 students, about sustainability efforts to help residents understand how they can make an impact in their homes, schools, and places of work, and to be a convening place for community engagement efforts that protect our water resources in Los Angeles. The expansion exhibition would highlight water infrastructure across Los Angeles County and showcase future technologies and innovations that enhance the management of our precious natural resources.

The proposed outdoor educational water exhibit would inspire and educate families and students through hands-on interactive displays that focus on the Los Angeles and San Gabriel Rivers, dams, and reservoirs throughout Los Angeles County, and how they work, capturing and cleaning of stormwater, groundwater, and aquifer recharge, and other visual aids to tell the history of water in Los Angeles. The exhibit would also highlight and educate people on how wildfires can severely impact water supply and quality by damaging critical water infrastructure through increased sedimentation and debris flows. Further, the proposed outdoor educational water exhibit would creatively showcase how stormwater can be collected across the DCLA property.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal F, Community Connections, Strategy iv, Support Efforts to Engage Children and Families, by supporting the addition of an outdoor educational water exhibit at DCLA to encourage people to transform from water users to water advocates.

FISCAL IMPACT/FINANCING

There will be no impact in the County General Fund.

The District's contribution is up to \$5,000,000. Funding for the recommended agreement is available in the Measure W-Safe, Clean Water District Program Administration Fund (B42-Other Charges) Fiscal Year 2025-26 Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed agreement with DCLA would be substantially similar to the enclosed agreement and approved as to form by County Counsel prior to execution by the Chief Engineer of the District or his designee.

ENVIRONMENTAL DOCUMENTATION

The District is acting as a responsible agency for the proposed DCLA partnership. The City of Los Angeles Department of Recreation and Parks, as lead agency under CEQA, has prepared an Initial Study, consulted with the District, and adopted an MND and filed a Notice of Determination with the Los Angeles County Clerk (Filing No. 2024186679) on September 5, 2024. The District is a responsible agency for this project because the Chief Engineer of the District or his designee would be authorized to enter into an agreement with DCLA to partner on developing the educational exhibit, negotiate, and execute any additional agreements or amendments to the agreements as necessary to implement the partnership. The improvements to be funded are within the scope of the City's adopted MND. The District, in its independent judgment, concludes that the recommended actions will not result in a significant effect on the environment. There are no changes to the project or to the circumstances under which it will be undertaken that will require further documentation or findings under CEQA.

The District would partner with DCLA on a proposed exhibit expansion consisting of improvements to the existing DCLA outdoor facilities. The proposed exhibit will highlight water infrastructure across Los Angeles County and showcase technologies to sustainably manage our natural resources. The expansion, which includes the outdoor educational water exhibit (known as Los Angeles and San Gabriel River exhibit in the MND), will be located within the existing DCLA property limits of the current leased land, and no work is planned outside of the property. The City's MND is available at www.laparks.org.

The location of the documents and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter is with Los Angeles County Public Works, Stormwater Planning Division, 900 South Fremont Avenue, 11th Floor, Alhambra, California 91803. The custodian of such documents and materials is the Water Resources Civil Engineer in Public Works' Stormwater Planning Division.

Upon the Board's approval of the project, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk and with the Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the notice to the County's website.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There is no adverse impact on current services.

The Honorable Board of Supervisors
November 4, 2025
Page 5

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Stormwater Planning Division and Community and Government Relations Group.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:MJF:lg

Enclosure

c: Chief Executive Office (Christine Frias)
County Counsel (Tiffani Shin)
Executive Office, Board of Supervisors

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**MEMORANDUM OF AGREEMENT BETWEEN LOS ANGELES COUNTY FLOOD
CONTROL DISTRICT AND THE DISCOVERY CUBE LOS ANGELES**

This MEMORANDUM OF AGREEMENT (hereinafter referred to as MOA), made and entered into by and between the Los Angeles County Flood Control District, a body corporate and politic (hereinafter referred to as LACFCD) and the Discovery Cube Los Angeles (hereinafter referred to as DCLA), is set forth as follows:

WITNESSETH

WHEREAS, DCLA is a 501 (c)(3) nonprofit organization, founded in 2014, which brings together children and families throughout Southern California to DCLA to engage in programs that cater to the needs of learners of all backgrounds. DCLA, along with its sister nonprofit, the Discovery Cube of Orange County (DCOC) has served the Los Angeles and Orange County regions for 27 years by educating the children and families of the region with science-based exhibits and education;

WHEREAS, the LACFCD administers the Safe, Clean Water (SCW) Program, which is funded by a special parcel tax approved by voters under Measure W to support projects and programs that increase stormwater capture and improve water quality;

WHEREAS, a portion of SCW Program funds allocated to the LACFCD Program is intended for public education, engagement, and workforce development efforts that align with the SCW Program goals and the County Water Plan;

WHEREAS, these educational funds support activities that raise public awareness about the importance of watershed health, stormwater capture, and sustainable water management through community-centered outreach and science-based learning;

WHEREAS, DCLA has expertise in providing educational opportunities for communities to raise awareness throughout the region and improve the knowledge of watersheds and ensure clean water and habitat for people and wildlife, a healthy environment, and a strong economy;

WHEREAS, DCLA has demonstrated leadership in advancing Science, Technology, Engineering, Arts, and Mathematics (STEAM) education and community engagement by developing innovative, hands-on programs that raise awareness of water-related issues with its mission to inspire, educate, and impact through science-based learning experiences consistent with SCW Program goals and County Water Plan vision;

WHEREAS, DCLA plans to expand their exhibits footprint onto the courtyard with a vision to create a Water Lab focusing on safe, clean water and a Low Impact Development Demonstration to showcase stormwater capture as a viable supply source;

WHEREAS, LACFCD proposes to partner with DCLA and contribute toward the cost of the work of DCLA at an amount not to exceed Five Million Dollars (\$5,000,000.00) over three (3) years for the approved Scope of Work in Section 3;

WHEREAS, DCLA agrees to manage and execute the mutually agreed upon tasks and provide LACFCD with progress reports indicating the work completed and status updates; and

NOW, THEREFORE, in consideration of the covenants and conditions herein and the performance thereof, the parties hereto mutually agree as follows:

Section 1. DEFINITIONS

The definitions set forth in Sections 16.03 and 18.02 of the Los Angeles County Flood Control District Code shall apply to this Agreement. In addition, the following definitions shall also apply:

“Activity Completion” means that the Funded Activity is complete to the reasonable satisfaction of the LACFCD based on review of reports and other documentation as deemed appropriate by the LACFCD.

“Activity Costs” means the total costs necessary to achieve Activity Completion. The Activity Costs for the Funded Activity are described in Section 3.

“Agreement” means this Memorandum of Agreement, including all sections and attachments hereto.

“Budget Plan” means a DCLA’s plan for funding Activity Completion, including a description of all sources of funds for Activity Costs and a description of how the SCW Program Contribution will be allocated among the tasks identified in the Scope of Work within each fiscal year. DCLA’s Budget Plan is described in Section 3.

“Days” means calendar days unless otherwise expressly indicated.

“Fiscal Year” means the period of twelve (12) months terminating on June 30 of any year.

“Funded Activity” means the Infrastructure Program Project, or Scientific Study described in Section 3 – Scope of Work, including all other tasks and activities described in Section 3.

“Safe Clean Water (SCW) Program Contribution” means the portion of the Activity Costs to be paid for with Regional Program funds provided by the LACFCD from the SCW Program as described in the Budget Plan.

“Year” means calendar year unless otherwise expressly indicated.

Section 2. PURPOSE OF THIS AGREEMENT

The purpose of this MOA is to establish a collaborative public-private partnership between LACFCD and DCLA in support of mutual goals and objectives.

Section 3. SCOPE OF WORK

1. The DCLA shall submit a detailed Budget Plan for all eligible expenditures for all phases and tasks included in the work schedule for the Funded Activity. DCLA shall include a summary of leveraged funds and in-kind services for the Funded Activity. For a Funded Activity that will be performed over more than one Fiscal Year, the Budget Plan must clearly identify the amount of SCW Program Contribution for each Fiscal Year.
2. By signing this Agreement, the DCLA shall provide certification that the Budget Plan is consistent with SCW Program Goals as described in Chapter 18.04 of the Code. The DCLA shall include a summary of how the identified SCW Program Goals are expected to be achieved through the Funded Activity, including quantitative targets and corresponding metrics for subsequent reporting of all applicable parameters.
3. The DCLA shall submit a detailed estimate of the total Activity Cost for all phases and tasks included in the work schedule for the Funded Activity.
4. The DCLA shall provide a general description of the Funded Activity and a detailed scope of work. The scope of work may include:
 - a. Project Management, including required reporting
 - b. General Compliance Requirements/Project Effectiveness and Performance
 - c. Permitting and Environmental Compliance
 - d. Planning, Design, and Engineering
 - e. Right of Way Acquisition
 - f. Construction and Implementation
5. The DCLA shall submit a detailed schedule, including start and completion dates for all phases and tasks of the scope of work for the Funded Activity. For Funded Activities that will be performed over more than one Fiscal Year, the work schedule must clearly identify the phases and tasks that will be performed in each Fiscal Year.

Section 4. RESPONSIBILITIES OF DCLA

1. DCLA shall support LACFCD's public education goals by designing and constructing a Water Lab exhibit and Low Impact Development (LID)

Demonstration Project exhibit at DCLA. The DCLA is an educational nonprofit with 27 years of in-house technical and project management experience creating exhibitions on environmental stewardship and water conservation. Additionally, DCLA and DCOC have successfully partnered over a decade with the State of California's Department of Natural Resources, Los Angeles City Departments of Sanitation (LASAN), Rec and Parks (RAP), and Water and Power (LADWP), along with Orange County's Department of Waste and Recycle (OCWR) and many more governmental agencies. DCLA's capabilities and governmental agency experience makes it uniquely qualified to help create engaging exhibitions that promote environmental stewardship, water conservation, and the science behind healthy watersheds.

2. DCLA shall provide watershed education and communication through the future constructed exhibits. DCLA will continue to serve as a trusted source of information and education for educational purposes. DCLA is valued for its ability to communicate water concepts in a way that resonates with a broader audience serving as a "bridge" between water resources agencies and the community.
3. DCLA shall provide design and construction updates to LACFCD, specifying how DCLA plans to address mutually agreed-upon tasks identified in Attachment A. DCLA shall submit 30%, 60%, and 90% design submittals, followed by final design plans, and shall also provide monthly construction schedule updates.
4. DCLA shall provide an Annual Progress Report to LACFCD concerning the mutually agreed-upon tasks identified in Attachment A. DCLA shall provide the Annual Progress Report to LACFCD by December 1st of each year, summarizing the work completed during the previous fiscal year, beginning December 1, 2025, as long as this Agreement is in force. A copy of DCLA's audited financial statements shall also be submitted.

Section 5. RESPONSIBILITIES OF LACFCD

1. LACFCD shall review DCLA's submitted design and construction progress as outlined in Attachment A pursuant to subparagraph 3 of Section 4, for each fiscal year.
2. LACFCD shall review, comment and, once all its comments have been addressed to its satisfaction, approve in a timely manner, the Annual Progress Report submitted by DCLA pursuant to subparagraph 4 of Section 4, for each fiscal year.
3. LACFCD shall make several payments in the span of this agreement. A one-time lump sum contribution of Four Hundred Thousand at execution of agreement for upfront design costs (\$400,000), a one-time lump sum contribution of Two Million, Three Hundred Thousand at execution of agreement for upfront construction/

fabrication costs (\$2,300,000), and monthly invoice reimbursing DCLA for construction/fabrication, subject to and in accordance with subparagraph 4, below.

4. LACFCD's financial contribution shall not cover the ongoing maintenance and operations of DCLA's exhibits.

Section 6. AUTHORITY

LACFCD shall authorize DCLA to use its name only in connection with the solicitation of support and/or grant funding for projects or programs mutually agreed upon and approved work. Prior to the solicitation of grant funding pertaining to this MOA, DCLA must obtain the written approval of LACFCD's Chief Engineer or his designee to ensure that LACFCD approves of that individual solicitation of support and/or grant.

DCLA shall authorize LACFCD to use its name only in connection with the solicitation of support and/or grant funding for mutually agreed upon and approved projects or programs.

Section 7. CONFIDENTIALITY

All documents, records, and information provided by LACFCD and other agency partners to DCLA, or accessed or reviewed by DCLA, during performance of this MOA shall remain the property of each agency. All documents, records, and information provided by LACFCD to DCLA or accessed or reviewed by DCLA during performance of this MOA, are deemed confidential, unless specifically designated as "public records" by LACFCD. DCLA agrees not to provide these documents and records, nor disclose their content or any information contained in them, either orally or in writing, to any other person or entity.

DCLA agrees that all documents, records, or other information used or reviewed in connection with DCLA's work with LACFCD shall be used only for the purpose of carrying out the work referenced in this MOA and cannot be used for any other purpose. DCLA shall be responsible for protecting the confidentiality and maintaining the security of LACFCD documents, records, and information in its possession. The provisions of this section shall survive termination and expiration of this MOA.

Section 8. LIABILITY

DCLA shall indemnify, defend and hold harmless the LACFCD and their elected and appointed officers, agents, and employees from and against any and all liability and expense arising from any act or omission of DCLA, its officers, employees, agents, or subconsultants or contractors in conjunction with DCLA's performance under or pursuant to this Agreement, including defense costs, legal fees, claims, actions, and causes of action for damages of any nature whatsoever, including but not limited to bodily injury, death, personal injury, or property damage.

Section 9. TERM

This MOA will expire three (3) years from the date of execution, unless terminated as provided under Section 10 or extended by a duly approved amendment to this MOA and signed by both parties. LACFCD has an option to extend the MOA if work is not completed within three (3) years along with justification from DCLA.

Section 10. TERMINATION

1. Termination/Suspension for Convenience

This Agreement may be suspended or terminated, in whole or in part, from time to time, when such action is deemed by LACFCD, in its sole discretion, to be in its best interest. Suspension or termination of work hereunder shall be effected by notice of suspension or termination to DCLA specifying the extent to which performance of work is suspended or terminated and the date upon which such suspension or termination becomes effective. The date upon which such suspension or termination becomes effective shall be no less than ten (10) days after the notice is sent.

After receipt of a notice of suspension or termination and except as otherwise directed by LACFCD, DCLA shall:

- a. Stop work under this Agreement on the date and to the extent specified in such notice.
- b. Complete performance of such part of the work as shall not have been suspended or terminated by such notice.

All material, including books, records, documents, or other evidence bearing on the costs and expenses of DCLA under this Agreement, shall be maintained by DCLA.

Consistent with the above, if this Agreement is suspended or terminated, DCLA shall complete within the LACFCD's suspension or termination date contained within the notice of suspension or termination, those items of work which are in various stages of completion, which the LACFCD has advised the DCLA are necessary to bring the work to a timely, logical, and orderly end. Reports, samples, and other materials prepared by DCLA under this Agreement shall be delivered to LACFCD upon request.

2. Termination/Suspension for Default

LACFCD may, by written notice to DCLA, suspend or terminate the whole or any part of this Agreement, if, in the judgment of LACFCD:

3. DCLA has materially breached this Agreement; or

4. DCLA fails to timely provide and/or satisfactorily perform any task, deliverable, updates, or other work required under this Agreement; or
5. DCLA fails to demonstrate a high probability of timely fulfillment of performance requirements under this Agreement, or of any obligations of this Agreement, and in either case, fails to demonstrate convincing progress toward a cure within five (5) working days (or such longer period as LACFCD may authorize in writing) after receipt of written notice from LACFCD specifying such failure.

In the event LACFCD suspends or terminates this Agreement in whole or in part pursuant to this paragraph, LACFCD may procure, upon such terms and in such manner, as LACFCD may deem appropriate, goods and services similar to those so suspended or terminated. DCLA shall be liable to LACFCD for any and all excess costs incurred by LACFCD, as determined by LACFCD, for such similar goods and services. DCLA shall continue the performance of this Agreement to the extent not suspended or terminated under the provisions of this paragraph.

If, after LACFCD has given notice of termination or suspension under the provisions of this paragraph, it is determined by LACFCD that DCLA was not in default under the provisions of this paragraph or that the default was excusable under the provisions of this paragraph, the rights and obligations of the parties shall be the same as if the notice of termination or suspension had been issued pursuant to this Attachment's Termination/Suspension for Convenience.

6. Termination/Suspension for Improper Consideration

LACFCD may, by written notice to DCLA, immediately terminate the right of DCLA to proceed under this Agreement if it is found that consideration, in any form, was offered or given by DCLA, either directly or through an intermediary, to any LACFCD officer, employee, or agent with the intent of securing this Agreement or securing favorable treatment with respect to the award, amendment, or extension of this Agreement or the making of any determinations with respect to DCLA performance pursuant to this Agreement. In the event of such termination, LACFCD shall be entitled to pursue the same remedies against LPS as it could pursue in the event of default by DCLA.

DCLA shall immediately report any attempt by a LACFCD officer or employee to solicit such improper consideration. The report shall be made either to LACFCD manager charged with the supervision of the employee or to the Auditor Controller's Employee Fraud Hotline at (800) 544-6861.

Among other items, such improper consideration may take the form of cash, discounts, services, the provision of travel, entertainment, or tangible gifts.

If there is a termination that happens for any reason, any unused money must be returned to LCFCD.

Section 11. INVOICING AND PAYMENT

1. DCLA shall submit to LACFCD an invoice in a format acceptable to LACFCD, monthly. LACFCD shall review DCLA's invoice and notify DCLA of exceptions or disputed items and their dollar amount. The total invoice amount, less any exceptions or disputed items, shall be considered approved by LACFCD. LACFCD shall make a good faith effort to pay DCLA all undisputed amounts within thirty (30) calendar days after LACFCD's Project Manager receives DCLA's invoice.
2. Any correspondence related to invoicing and/or approving/modifying deliverables shall be directed to:

Keith Hala, P.E,
Senior Civil Engineer
khala@dpw.lacounty.gov
626-476-2198
3. Invoices shall be prepared in such form and supported by such other documentation as may be reasonably required by LACFCD to establish the amount of such invoices as allowable expenses. All invoices shall be subject to audit.
4. LACFCD's liability under this MOA shall only be to the extent of the present appropriation to fund the MOA. No action, statement, or omission of any officer, agent, or employee of LACFCD shall impose any obligation upon LACFCD, such officer, agent, or employee, except to the extent LACFCD has appropriated funds and otherwise in accordance with the terms of this MOA.
5. DCLA and LACFCD agree that no indebtedness for work performed that results in costs under this MOA shall arise against LACFCD until and unless there is an appropriation of funds to pay for such work. However, if LACFCD shall appropriate funds for any successive fiscal years, LACFCD's liability shall be extended to the extent of such appropriation subject to the terms and conditions of this MOA.

Section 12. CONTACT PERSONS — PROPER ADDRESSES — NOTIFICATION

All notices shall be made in writing and may be given by personal delivery, regular mail, facsimile transmission or electronic mail. Notices sent by regular mail should be registered or certified and sent to the designated contact person for each party and addressed as follows:

To LACFCD:

Mark Pestrella, Chief Engineer
900 S. Fremont Ave.
Alhambra, CA 91803
Office: 626-458-4001

Designee
Adam Ariki, Deputy Director
900 S. Fremont Ave.
Alhambra, CA 91803
Office: 626-458-4012

To Discovery Cube Los Angeles :
Joe Adams, CEO Discovery Cube
11800 Foothill Blvd.
Sylmar, CA 91342
Office: (949) 521-0122

Section 13. ENTIRE AGREEMENT

This MOA contains all of the agreements, representations, and understandings of the parties hereto and supersedes and/or incorporates any previous understandings, proposals, commitments, or agreements, whether oral or written, and may be modified or amended only as herein provided.

Section 14. AMENDMENTS, CHANGES, OR MODIFICATIONS

Amendments, changes or modifications in the terms of this MOA may be made at any time by mutual written Agreement between the parties hereto and shall be signed by the persons authorized to bind the parties thereto.

Section 15. SEVERABILITY

Should any portion of this MOA be determined to be void or unenforceable, such shall be severed from the whole and the MOA will continue as modified.

Section 16. WAIVER

A waiver of a default of any part, term or provision of this MOA shall not be construed as a waiver of any succeeding default or as a waiver of the part, term or provision itself. A party's performance after the other party's default shall not be construed as a waiver of that default.

IN WITNESS WHEREOF, the parties hereto have executed this MOA on the day and year written below.

LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT,
A body corporate and politic

By: _____
MARK PESTRELLA

Title: _____
Chief Engineer

Date: _____

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By _____
Deputy

Discovery Cube Los Angeles

By: _____
JOE ADAMS

Title: _____
CEO Discovery Cube

Date: _____

Attachment A – DCLA Tasks

1. Lead the development of community-facing education and engagement infrastructure by designing and constructing a Water Lab and Low Impact Development (LID) Demonstration Project at DCLA. These initiatives will increase public understanding of water infrastructure, water quality, and stormwater management, and highlight the role of LACFCD in providing safe, clean water services.
2. Collaborate with LACFCD engineers and staff to ensure technical accuracy in educational content, exhibition design, and the demonstration project. DCLA will manage project design, fabrication, construction, and ongoing maintenance and minimizing County resource commitments while achieving County education objectives.
3. Deliver water education to over 200,000 annual visitors, including underserved communities and school groups, through engaging exhibitions that promote environmental stewardship, water conservation, and the science behind clean water systems.
4. Establish a structured reporting and accountability framework to ensure project transparency and effective use of funding.
 - a. Provide quarterly progress reports detailing milestones achieved, budget expenditures, and upcoming activities.
 - b. Facilitate check-in meetings with LACFCD to assess progress and provide strategic input.
 - c. Provide updates on deliverables when needed and coordinate with LACFCD individuals to ensure alignment.
 - d. Provide invoices for materials/services procured.

Attachment B - GENERAL TERMS AND CONDITIONS**B-1. ACKNOWLEDGEMENT OF CREDIT AND SIGNAGE**

DCLA shall include appropriate acknowledgement of credit to the LACFCD for its support when promoting the Funded Activity or using any data and/or information developed under this Agreement. When the Funded Activity involves the construction phase, signage shall be posted in a prominent location at Project site(s) or at the DCLA's headquarters and shall include the Safe, Clean Water Program color logo and the following disclosure statement: "Funding for this project has been provided in full or in part from the Los Angeles County Flood Control District's Safe, Clean Water Program." At a minimum the sign shall be 2' x 3' in size. DCLA shall also include in each of its contracts for work under this Agreement a provision that incorporates the requirements stated within this paragraph.

B-2. ASSIGNMENT

DCLA will not assign this Agreement without the prior consent of the LACFCD.

B-3. AUDIT AND RECORDKEEPING

1. DCLA shall retain for a period of seven (7) years after Activity Completion, all records necessary in accordance with Generally Accepted Accounting Principles to determine the amounts expended, and eligibility of Projects implemented using SCW Program Contributions. DCLA, upon demand by authorized representatives of the LACFCD, shall make such records available for examination and review or audit by the LACFCD or its authorized representatives. Records shall include accounting records, written policies and procedures, contract files, original estimates, correspondence, change order files, including documentation covering negotiated settlements, invoices, and any other supporting evidence deemed necessary to substantiate charges related to SCW Program Contributions and expenditures.
2. DCLA is responsible for obtaining an independent audit to determine Funded Activity compliance with the terms and conditions of this Agreement and all requirements applicable to DCLA contained in chapters 16 and 18 of the Code promptly upon Activity Completion. For a Funded Activity that will be performed over the course of a period exceeding three years, the LACFCD may also perform an interim independent audit every three (3) years until Activity Completion. Audits shall be funded with Regional Program funds.
3. DCLA shall file a copy of the Activity Completion audit report with the LACFCD by the end of the ninth (9th) month from Activity Completion. DCLA shall file a copy of all interim audit reports by the ninth (9th) month from the end of each three (3) year period. Audit reports shall be posted on the LACFCD's publicly accessible website.

4. Upon reasonable advanced request, DCLA shall permit the Chief Engineer, at the LACFCD's cost and expense, to examine the Funded Activity. DCLA shall permit the authorized LACFCD representative, including the Auditor-Controller, at the LACFCD's cost and expense, to examine, review, audit, and transcribe any and all audit reports, other reports, books, accounts, papers, maps, and other records that relate to the Funded Activity.
5. Expenditures determined by an audit to be in violation of any provision of Chapters 16 or 18 of the Code, or of this Agreement, shall be subject to the enforcement and remedy provisions of Section 18.14 of the Code.

If at any time the Funded Activity cannot fulfill the provisions outlined in Section 3, the accounts and books of DCLA may be reviewed or audited by the LACFCD.

B-4. AVAILABILITY OF FUNDS

LACFCD's obligation to disburse the SCW Program Contribution is contingent upon the availability of sufficient funds to permit the disbursements provided for herein. If sufficient funds are not available for any reason including, but not limited to, failure to fund allocations necessary for disbursement of the SCW Program Contribution, LACFCD shall not be obligated to make any disbursements to DCLA under this Agreement. This provision shall be construed as a condition precedent to the obligation of the LACFCD to make any disbursements under this Agreement. Nothing in this Agreement shall be construed to provide DCLA with a right of priority for disbursement over any other recipient. If any disbursements due DCLA under this Agreement are deferred because sufficient funds are unavailable, it is the intention of the LACFCD that such disbursement will be made to DCLA when sufficient funds do become available, but this intention is not binding. If this Agreement's funding for any fiscal year is reduced or deleted by order of the Board, the LACFCD shall have the option to either cancel this Agreement with no liability occurring to the LACFCD or offer an amendment to DCLA to reflect the reduced amount.

1. DCLA will not seek disbursement of any Activity Costs that will be disbursed or reimbursed from other funding sources.
2. DCLA agrees that it will not request a disbursement unless that cost is allowable, reasonable, and allocable.

B-5. CHOICE OF LAW

The laws of the State of California govern this Agreement.

B-6. CLAIMS

Any claim of DCLA is limited to the rights, remedies, and claims procedures provided to DCLA under this Agreement. DCLA expenditures of a SCW Program Contribution

that involves the LACFCD shall utilize a separate and specific agreement to that Project that includes appropriate indemnification superseding that in this Agreement.

B-7. COMPLETION OF FUNDED ACTIVITY BY DCLA

DCLA agrees to pay any and all Activity Costs in excess of the SCW Program Contribution necessary for Activity Completion. DCLA expressly acknowledges and agrees that if the SCW Program Contribution is not sufficient to pay the Activity Costs in full, DCLA shall nonetheless complete the Funded Activity and pay that portion of the Activity Costs in excess of the SCW Program Contribution, subject to the provisions of Attachment C, as applicable.

B-8. COMPLIANCE WITH LAW, REGULATIONS, ETC.

DCLA shall, at all times, comply with and require its contractors and subcontractors to comply with all applicable County, state and federal laws, rules, guidelines, regulations, and requirements. Without limitation of the foregoing, DCLA agrees that, to the extent applicable, DCLA shall comply with the Code.

B-9. COMPETITIVE BIDDING AND PROCUREMENTS

DCLA's contracts with other entities for the acquisition of goods and services and construction of public works with SCW Program Contributions must be in writing and shall comply with all applicable laws and regulations regarding the securing of competitive bids and undertaking competitive negotiations. If the DCLA does not have a written policy to award contracts through a competitive bidding or sole source process, the State Contracting Manual rules must be followed and are available at: <https://www.dgs.ca.gov/OLS/Resources/Page-Content/Office-of-Legal-Services-Resources-List-Folder/State-Contracting#@ViewBag.JumpTo>

B-10. CONTINUOUS USE OF FUNDED ACTIVITY; LEASE OR DISPOSAL OF FUNDED ACTIVITY

Where the Funded Activity involves an Infrastructure Program Project, DCLA shall not abandon, substantially discontinue use of, lease, or dispose of all or a significant part or portion of the Funded Activity during the useful life of 30 years of the Funded Activity without prior written approval of LACFCD. Such approval may be conditioned as determined to be appropriate by LACFCD, including a condition requiring repayment of pro rata amount of all disbursed SCW Program Contributions together with interest on said amount accruing from the date of abandonment, substantial discontinuance, lease or disposal of the Project.

B-11. DEFAULT PROVISIONS

DCLA will be in default under this Agreement under any of the following circumstances:

1. DCLA has made or makes any false warranty, representation, or statement with respect to this Agreement, any addendum, or the application filed to obtain this Agreement;
2. DCLA materially breaches this Agreement or any addendum, including but not limited to:
 - a. Fails to operate or maintain the Funded Activity in accordance with this Agreement;
 - b. Fails to submit timely Progress/Expenditure Reports.
 - c. Fails to remain in Good Standing (see Section B-31, below).
 - d. DCLA fails to maintain reasonable progress toward SCW Program Goals as described in Section 18.04 of the Code, following an opportunity to cure.
 - e. DCLA fails to maintain reasonable progress toward Funded Activity Completion.
 - f. Use of SCW Program Contributions for ineligible expenses and/or activities not consistent with the Agreement.
 - g. Inappropriate use of SCW Program Contributions, as deemed by the LACFCD.

Should an event of default occur, the LACFCD shall provide a notice of default to DCLA and shall give DCLA at least ten calendar days or such longer period as the LACFCD, in its reasonable discretion, may authorize, to cure the default from the date the notice is sent via first-class mail to DCLA. If DCLA fails to cure the default within the time prescribed by the LACFCD, the LACFCD may do any of the following:

1. Declare the SCW Program Contribution be immediately repaid, with interest, which shall be equal to the State of California general obligation bond interest rate in effect at the time of the default.
2. Terminate any obligation to make future payments to DCLA.
3. Terminate the Agreement.
4. Take any other action that it deems necessary to protect its interests.

DCLA shall not be in default under this Agreement as a result of any breach of this Agreement by DCLA that is the direct result of the LACFCD's failure to make a SCW Program Contribution for any Fiscal Year. Under these circumstances, the LACFCD may, in its reasonable discretion, terminate this Agreement by providing DCLA with a written notice of termination. If this Agreement is terminated pursuant to this paragraph, the parties shall thereafter have no further obligations to each other in connection with the Funded Activity except that DCLA's indemnification obligations shall survive the termination of this Agreement and continue in full force and effect.

B-12. DISPUTES

Should a dispute arise between the parties, the party asserting the dispute will notify the other parties in writing of the dispute. The parties will then meet and confer within 21 calendar days of the notice in a good-faith attempt to resolve the dispute.

If the matter has not been resolved through the process set forth in the preceding paragraph, any party may initiate mediation of the dispute. Mediation will be before a retired judge or a mediation service mutually agreeable to the parties. All costs of the mediation, including mediator fees, will be paid one-half by the LACFCD and one-half by DCLA. SCW Program Contributions shall not be used to pay for any costs of the mediation.

The parties will attempt to resolve any dispute through the process set forth above before filing any action relating to the dispute in any court of law.

B-13. FINAL INSPECTION AND CERTIFICATION OF REGISTERED PROFESSIONAL

Where the Funded Activity is an Infrastructure Program Project, upon completion of the design phase and before construction, DCLA shall provide certification by a California Registered Professional (i.e., Professional Civil Engineer, Engineering Geologist) that the design has been completed.

Where the Funded Activity is an Infrastructure Program Project, upon completion of the Funded Activity, DCLA shall provide for a final inspection and certification by a California Registered Professional (i.e., Professional Civil Engineer, Engineering Geologist) that the Project has been completed in accordance with submitted final plans and specifications and any modifications thereto and in accordance with this Agreement.

B-14. FORCE MAJEURE

In the event that DCLA is delayed or hindered from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure materials not related to the price thereof, riots, insurrection, war, or other reasons of a like nature beyond the control of DCLA, then performance of such acts shall be excused for the period of the delay, and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

B-15. FUNDED ACTIVITY ACCESS

When the Funded Activity involves an Infrastructure Program Project, DCLA shall, upon receipt of reasonable advance notice from LACFCD, ensure that LACFCD or any authorized representative of the foregoing will have safe and suitable access to the site of the Funded Activity at all reasonable times through Activity Completion.

B-16. FUNDING CONSIDERATIONS AND EXCLUSIONS

1. All expenditures of the SCW Program Contribution by DCLA must comply with the provisions of Chapters 16 and 18 of the Code, including but not limited to the provisions regarding eligible expenditures contained in Section 16.05.A.2 and the provision regarding ineligible expenditures contained in Section 16.05.A.3.
2. SCW Program Contributions shall not be used in connection with any Funded Activity implemented as an Enhanced Compliance Action ("ECA") and/or Supplemental Environmental Project ("SEP") as defined by State Water Resources Control Board Office of Enforcement written policies, or any other Funded Activity implemented pursuant to the settlement of an enforcement action or to offset monetary penalties imposed by the State Water Resources Control Board, a Regional Water Quality Control Board, or any other regulatory authority; provided, however, that SCW funds may be used for a Funded Activity implemented pursuant to a time schedule order ("TSO") issued by the Los Angeles Regional Water Quality Control Board if, at the time the TSO was issued, the Funded Activity was included in an approved watershed management program (including enhanced watershed management programs) developed pursuant to the MS4 Permit.

DCLA certifies that: (a) the Funded Activity is not being implemented as an ECA or SEP; (b) the Funded Activity is not being implemented pursuant to the settlement of an enforcement action or to offset monetary penalties imposed by the State Water Resources Control Board, a Regional Water Quality Control Board, or any other regulatory authority; and (c) the Funded Activity is not being implemented pursuant to a TSO issued by the Los Angeles Regional Water Quality Control Board unless, at the time the TSO was issued, the Funded Activity was included in an approved watershed management program (including enhanced watershed management programs) developed pursuant to the MS4 Permit.

B-17. INDEMNIFICATION

Except to the extent of the active negligence or willful misconduct of LACFCD, or any of its Boards, Officers, Agents, Employees, Assigns and Successors in Interest, DCLA undertakes and agrees to defend, indemnify and hold harmless LACFCD and any of its Boards, Officers, Agents, Employees, Assigns and Successors in Interest from and against all suits and causes of action, claims, losses, demands and expenses,

including, but not limited to, attorney's fees (both in house and outside counsel) and cost of litigation (including all actual litigation costs incurred by LACFCD, including but not limited to, costs of experts and consultants), damage or liability of any nature whatsoever, for death or injury to any person, including DCLA's employees and agents or damage or destruction of any property of either party hereto or of third parties, arising in any manner by reason of the negligent acts, errors, omissions or willful misconduct incident to the performance of this MOA by DCLA or its subcontractors of any tier. Rights and remedies available to LACFCD under this provision are cumulative of those provided for elsewhere in this MOA and those allowed under the laws of the United States, the State of California, and LACFCD. The provisions of this paragraph shall survive expiration or termination of this MOA.

B-18. INDEPENDENT ACTOR

DCLA, and its agents and employees, if any, in the performance of this Agreement, shall act in an independent capacity and not as officers, employees, or agents of LACFCD. DCLA shall not contract work with a contractor who is in a period of debarment from any agency within LACFCD. (LACC Chapter 2.202)

B-19. INTEGRATION

This is an integrated Agreement. This Agreement is intended to be a full and complete statement of the terms of the agreement between the LACFCD and DCLA, and expressly supersedes any and all prior oral or written agreements, covenants, representations, and warranties, express or implied, concerning the subject matter of this Agreement.

B-20. LAPSED FUNDS

1. DCLA shall be able to carry over uncommitted Special Parcel Tax funds for up to five (5) years from the end of the fiscal year in which those funds are transferred from LACFCD to DCLA.
2. If DCLA is unable to expend the SCW Program Contribution within five (5) years from the end of the Fiscal Year in which those funds are transferred from LACFCD to DCLA, then lapsed funding procedures will apply. Lapsed funds are funds that were transferred to DCLA but were not committed to eligible expenditures by the end of the fifth (5th) fiscal year after the fiscal year in which those funds were transferred from LACFCD.
3. Lapsed funds shall be allocated by the Watershed Area Steering Committee of the respective Watershed Area to a new Project with benefit to that Municipality or Watershed Area.

4. In the event that funds are to lapse, due to circumstances beyond DCLA's control, then DCLA may request an extension of up to twelve (12) months in which to commit the funds to eligible expenditures. Extension Requests must contain sufficient justification and be submitted to LACFCD in writing no later than three (3) months before the funds are to lapse.
5. The decision to grant an extension is at the sole discretion of LACFCD.
6. Funds still uncommitted to eligible expenditures after an extension is granted will be subject to lapsed funding procedures without exception.

B-21. MODIFICATION

This Agreement may be amended or modified only by mutual written consent of LACFCD and DCLA.

B-22. NON-DISCRIMINATION

DCLA agrees to abide by all federal, state, and County laws, regulations, and policies regarding non-discrimination in employment and equal employment opportunity.

B-23. NO OBLIGATION OF LACFCD

LACFCD will transfer the SCW Program Contribution to DCLA for the funding of the Funded Activity. LACFCD will have no further obligation, other than to transfer the funds, with respect to the Funded Activity itself.

B-24. NO THIRD-PARTY RIGHTS

The parties to this Agreement do not create rights in, or grant remedies to, any third party as a beneficiary of this Agreement, or of any duty, covenant, obligation, or undertaking established herein

B-25. NOTICE

1. DCLA shall notify LACFCD in writing within five (5) working days of the occurrence of the following:
 - a. Bankruptcy, insolvency, receivership, or similar event of DCLA; or
 - b. Actions taken pursuant to State law in anticipation of filing for bankruptcy.
2. DCLA shall notify the LACFCD within ten (10) working days of any litigation pending or threatened against DCLA regarding its continued existence, consideration of dissolution, or disincorporation.

3. DCLA shall notify the LACFCD promptly of the following:

- a. Any significant deviation from in the submitted scope of the Funded Activity for the current Fiscal Year, including discussion of any major changes to the scope of the Funded Activity, noteworthy delays in implementation, anticipated reduction in benefits, and/or modifications that change the SCW Program Goals intended to be accomplished by the Funded Activity. Under no circumstances may DCLA make changes to the scope of the Funded Activity without receiving prior approval.
- b. Cessation of work on the Funded Activity where such cessation of work is expected to or does extend for a period of thirty (30) days or more;
- c. Any circumstance, combination of circumstances, or condition, which is expected to or does delay Activity Completion;
- d. Discovery of any potential archaeological or historical resource. Should a potential archaeological or historical resource be discovered during construction, DCLA agrees that all work in the area of the find will cease until a qualified archaeologist has evaluated the situation and made recommendations regarding preservation of the resource. When LACFCD is acting as the Lead Agency under CEQA for the Funded Activity, all work in the area of the find will remain suspended until LACFCD has determined what actions should be taken to protect and preserve the resource, and DCLA agrees to implement appropriate actions as directed by the LACFCD;
- e. Any public or media event publicizing the accomplishments and/or results of this Agreement, and provide the opportunity for attendance and participation by LACFCD representatives with at least fourteen (14) days' notice to the LACFCD;
- f. Activity completion.

B-26. PUBLIC RECORDS

DCLA acknowledges that, except for a subset of information regarding archaeological records, the Funded Activity records and locations are public records, including, but not limited to, all of the submissions accompanying the application, all of the documents incorporated by reference into this Agreement, and all reports, disbursement requests, and supporting documentation submitted hereunder.

B-27. DCLA'S RESPONSIBILITY FOR WORK

DCLA shall be responsible for all work and for persons or entities engaged in work performed pursuant to this Agreement, including, but not limited to, contractors, subcontractors, suppliers, and providers of services. DCLA shall be responsible for responding to any and all disputes arising out of its contracts for work on the Project.

The LACFCD will not mediate disputes between DCLA and any other entity concerning responsibility for the performance of work.

B-28. RELATED LITIGATION

DCLA is prohibited from using the SCW Program Contribution to pay costs associated with any litigation described in Section 16.05.A.3 of the Code. Regardless of whether the Project or any eventual related project is the subject of litigation, DCLA agrees to complete the Project funded by the Agreement or to repay all the SCW Program Contribution plus interest to the LACFCD.

B-29. REMAINING BALANCE

In the event that DCLA does not spend all the SCW Program Contribution disbursed for the Funded Activity, DCLA shall promptly return the unspent SCW Program Contribution to the LACFCD.

B-30. REPORTING

DCLA shall be subject to and comply with the reporting requirements described in this section. DCLA shall report available data through the SCW Reporting Module, once available.

1. DCLA shall submit midyear Progress/Expenditure Reports, using a format provided by the LACFCD, not later than forty-five (45) days after the end of the second quarter (December) to the LACFCD. The Progress/Expenditure Reports shall be posted on the LACFCD's publicly accessible website. The Progress/Expenditure Report shall include:
 - a. Amount of funds received;
 - b. Percent overall Funded Activity completion estimate;
 - c. Breakdown of how the SCW Program Contribution has been expended;
 - d. Documentation that the SCW Program Contribution was used for eligible expenditures in accordance with Chapters 16 and 18 of the Code;
 - e. Description of activities that have occurred, milestones achieved, and progress made to date, during the applicable reporting period, including comparison to Section 3 submission and corresponding metrics;
 - f. Identification of any phases or tasks of the scope of work that were scheduled to be started or completed during the reporting period (according to the work schedule), but which were delayed, and a discussion of the reasons for the delay, and of lessons learned;

- g. Scheduling concerns and issues encountered that may delay completion of the task;
 - h. Work anticipated for the next reporting period;
 - i. Any anticipated schedule or budget modifications;
 - j. Photo documentation (e.g., photos of community outreach events, stakeholder meetings, groundbreaking ceremonies, and project site that may be used on the publicly accessible LACFCD website) of the phases or tasks of the Project completed during the reporting period, as appropriate;
 - k. Additional financial or project-related information as required by the LACFCD;
 - l. Certification from a California Registered Professional (Civil Engineer or Geologist, as appropriate), that the Project was conducted in accordance with Section 3;
 - m. Status of DCLA's insurance; and
 - n. Description of post-performance for each completed exhibit is required after the first operational year and for a total of three years after the project begins operation. Post-performance reports shall focus on how each exhibit is actually performing compared to its expected performance, whether the exhibit is operated and maintained, and providing the intended benefits as proposed.
2. As Needed Information or Reports. DCLA agrees to promptly provide such reports, data, and information as may be reasonably requested by the LACFCD, including, but not limited to, material necessary or appropriate for evaluation of the SCW Educational Program or to fulfill any reporting requirements of the County, state, or federal government.

B-31. REPRESENTATIONS, WARRANTIES, AND COMMITMENTS

DCLA represents, warrants, and commits as follows:

1. Authorization and Validity. The execution and delivery of this Agreement, including all incorporated documents, by the individual signing on behalf of DCLA, has been duly authorized by the governing individual(s), board or body of DCLA, as applicable. This Agreement constitutes a valid and binding obligation of DCLA, enforceable in accordance with its terms, except as such enforcement may be limited by law.

2. No Violations. The execution, delivery, and performance by DCLA of this Agreement, including all incorporated documents, do not violate any provision of any law or regulation in effect as of the date set forth on the first page hereof, or result in any breach or default under any contract, obligation, indenture, or other instrument to which DCLA is a party or by which DCLA is bound as of the date set forth on the first page hereof.
3. No Litigation. There are no pending or, to DCLA's knowledge, threatened actions, claims, investigations, suits, or proceedings before any governmental authority, court, or administrative agency which affect DCLA's ability to complete the Funded Activity.
4. Solvency. None of the transactions contemplated by this Agreement will be or have been made with an actual intent to hinder, delay, or defraud any present or future creditors of DCLA. As of the date set forth on the first page hereof, DCLA is solvent and will not be rendered insolvent by the transactions contemplated by this Agreement. DCLA is able to pay its debts as they become due.
5. Legal Status and Eligibility. DCLA is duly organized and existing and in good standing under the laws of the State of California and will remain so through Activity Completion. DCLA shall at all times maintain its current legal existence and preserve and keep in full force and effect its legal rights and authority through Activity Completion.
6. Insurance. DCLA shall follow the Insurance Manual prepared by the Risk Management Office of the Los Angeles County Chief Executive Office. For Infrastructure Program Projects, DCLA shall provide General Liability, Automobile Liability, Worker's Compensation and Employer's Liability, Builder's Risk Course of Construction Insurance, and Professional Liability as specified in the Insurance Manual: <https://riskmanagement.lacounty.gov/wp-content/uploads/2019/06/Insurance-Manual-revised-May-2019.pdf>

B-32. REQUIREMENTS FOR GOOD STANDING

DCLA must currently be in compliance with the LACFCD requirements set forth in this Agreement. DCLA must demonstrate it has not failed to comply with previous County and/or LACFCD audit disallowances within the preceding five years.

B-33. REQUIREMENTS RELATED TO DCLA 'S CONTRACTORS

1. DCLA shall apply and enforce provisions mirroring those set forth in the then-current version of the County's Local and Targeted Worker Hire Policy (LTWHP) as to contractors performing work on such a Project. Alternatively, if DCLA is a Municipality and has adopted its own policy that is substantially similar to the LTWHP, DCLA may, at its election, choose to apply and enforce the provisions of its own such policy as to contractors performing work on such a Project in lieu of the provisions of the LTWHP.

2. DCLA shall apply and enforce provisions mirroring those set forth in Los Angeles County Code (LACC) Chapter 2.211 (Disabled Veteran Business Enterprise Preference Program), LACC, Chapter 2.204 (Local Small Business Enterprise Preference Program), LACC, Chapter 2.205 (Social Enterprise Preference Program), LACC, Chapter 2.203 (Contractor Employee Jury Service Ordinance), LACC Chapter 2.206 (Defaulted Tax Program), LACC, Chapter 2.200 (Child Support Compliance Program, LACC, Chapter 2.160 (County Lobbyist Ordinance), Safely Surrendered Baby Law, and Zero Tolerance Policy on Human Trafficking, as to contractors performing work on such an Infrastructure Program Project, subject to statutory authorization for such preference program(s), and subject to applicable statutory limitations for such preference(s); and, furthermore, DCLA shall take actions to promote increased contracting opportunities for Women-Owned Businesses on the Project, subject to applicable State or federal constitutional limitations.
3. DCLA shall obtain all necessary approvals, entitlements, and permits required to implement the Project. Failure to obtain any necessary approval, entitlement, or permit shall constitute a breach of a material provision of this Agreement.
4. With respect to a Project funded with SCW Program Contributions through the Regional Program, if the Project has an estimated capital cost of over twenty-five million dollars (\$25,000,000), as adjusted periodically by the Chief Engineer in accordance with changes in the Consumer Price Index for all urban consumers in the Los Angeles area, or other appropriate index, a provision that the Infrastructure Program Project Developer for such a Project must require that all contractors performing work on such a Project be bound by the provisions of: (1) a County-wide Project Labor Agreement (Community Workforce Agreement), if such an agreement has been successfully negotiated between the County and the Trades and is approved by the Board, or (2) a Project Labor Agreement ("PLA") mirroring the provisions of such Community Workforce Agreement.
5. With respect to a Project funded with SCW Program Contributions through the Regional Program, if one or more of the Municipalities that is a financial contributor to a Project has its own PLA, a provision that the Infrastructure Program Project Developer for the Project must require that contractors performing work on the Project are bound to such PLA. If more than one of the contributing Municipalities to a capital project has a PLA, the Project Developer shall determine which of the PLAs will be applied to the Project.
6. Payment Bond. Payment bonds for exceeding twenty-five thousand dollars are required. A payment bond is defined as a surety bond posted by a contractor to guarantee that its subcontractors and material suppliers on the Project will be paid.

7. Performance Bond. Where contractors are used, DCLA shall not authorize construction to begin until each contractor has furnished a performance bond in favor of DCLA in the following amounts: faithful performance (100%) of contract value, and labor and materials (100%) of contract value. This requirement shall not apply to any contract for less than \$25,000.00. Any bond issues pursuant to this paragraph must be issued by a California-admitted surety. (Pub. Contract Code, 7103; Code Civ. Proc. 995.311.)
8. Prevailing Wage. DCLA agrees to be bound by all the provisions of Sections 1771 and 1774 of the California Labor Code regarding prevailing wages and requires each of the subcontractors to also comply. DCLA shall monitor all contracts resulting from this Agreement to assure that the prevailing wage provisions of the Labor Code are being met. DCLA affirms that it is aware of the provisions of Section 3700 of the Labor Code, which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance, and DCLA affirms that it will comply with such provisions before commencing the performance of the work under this Agreement and will make it contractors and subcontractors aware of this provision.
9. Public Funding. This Funded Activity is publicly funded. Any service provider or contractor with which DCLA contracts must not have any role or relationship with DCLA, that, in effect, substantially limits DCLA's ability to exercise its rights, including cancellation rights, under the contract, based on all the facts and circumstances.

Attachment C - SPECIAL CONDITIONS

1. DCLA shall be responsible for the preparation of all documentation, analysis and other work including any mitigation, necessary to comply with the California Environmental Quality Act (CEQA) in connection with the Funded Activity. Environmental documentation prepared in connection with the Funded Activity will be subject to the review and analysis of the LACFCD. Any decisions based on the documentation prepared by DCLA will reflect the independent judgment of LACFCD. By entering into this Agreement, the LACFCD is not approving any activity that would be considered a project under CEQA and DCLA acknowledges that the LACFCD will not disburse the SCW Program Contribution for any activities that meet the definition of a project under CEQA until DCLA has prepared the documentation, analysis and other work necessary to comply with CEQA to the LACFCD's satisfaction.
2. In addition to its other indemnification obligations pursuant to this Agreement, DCLA hereby agrees to indemnify, defend, and hold harmless LACFCD, the County of Los Angeles and their officers, employees, and agents from and against any and all claims and/or actions related to the Funded Activity that may be asserted by any third party or public agency alleging violations of CEQA or the CEQA Guidelines or the NEPA.
3. Notwithstanding any other provision of this Agreement, if any documentation or other analysis pursuant to CEQA discloses that the Funded Activity or any portion thereof will have one or more significant environmental impacts that cannot be feasibly mitigated, the LACFCD, after consultation with DCLA, may terminate the SCW Program Contribution for all or any portion of the Funded Activity or may request that the Funded Activity be modified in order to avoid such environmental impact(s).
4. In the event that the LACFCD terminates the SCW Program Contribution for the entirety of the Funded Activity, DCLA shall promptly return all previously disbursed but unspent SCW Program Contributions and DCLA shall thereafter have no further obligation under this Agreement to implement the Funded Activity. In the event the LACFCD terminates the SCW Program Contribution for a portion on of the Funded Activity, DCLA shall promptly return all previously disbursed but unspent SCW Program Contributions for the terminated portion of the Funded Activity and DCLA shall thereafter have no further obligation under this Agreement to implement the terminated portion of the Funded Activity, but this Agreement shall remain in full force and effect as to the portion of the Funded Activity for which the SCW Program Contribution was not terminated.

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025	
BOARD MEETING DATE	11/04/2025	
SUPERVISORIAL DISTRICT AFFECTED	☐ All ☐ 1 st ☐ 2 nd ☐ 3 rd ☐ 4 th ☒ 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	Quitclaim of Easements in the Twin Lakes/Oat Mountain Community of Los Angeles County	
PROGRAM	N/A	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☒ Yes ☐ No	
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☒ Yes ☐ No – Not Applicable If unsure whether a matter is subject to the Levine Act, email your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board Letter.	
DEADLINES/ TIME CONSTRAINTS	N/A	
COST & FUNDING	Total cost: \$10,000	Funding source: B07-Flood Control District Fund
	TERMS (if applicable): N/A	
	The Parvinder Harvinder Living Trust deposited \$10,000 for the quitclaim of easements, which represents the Los Angeles County Flood Control District's minimum sales price of \$5,000 per ownership, into the Flood Control District Fund (B07, Revenue Sources Code 9906-Sale of Capital Assets-Easements).	
PURPOSE OF REQUEST	The quitclaim of easements is for flood control, covered storm drain and appurtenant structures, and ingress and egress purposes.	
BACKGROUND (include internal/external issues that may exist including any related motions)	In 1992, the District acquired easements for flood control, covered storm drain and appurtenant structures, and ingress and egress purposes for Private Drain No. 2348. The facility was never constructed and the subject parcels are no longer required for the purposes of the District. The quitclaim of easements was requested by The Parvinder Harvinder Living Trust and the Daniel Cho and Keo En Hyun Revocable Trust. The recommended actions will benefit the District by eliminating potential liability to the District.	
EQUITY INDEX OR LENS WAS UTILIZED	☐ Yes ☒ No If Yes, please explain how:	

SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No If Yes, please state which one(s) and explain how: Priority No. 7: Sustainability–Revenues received from this transaction will help promote fiscal responsibility by providing accessible funds for the District's programs.
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Geetha Shan, Deputy Director, (626) 458-4008, gshan@pw.lacounty.gov



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

November 4, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**WATER RESOURCES CORE SERVICE AREA
QUITCLAIM OF EASEMENTS
PRIVATE DRAIN NO. 2348, PARCELS 1EXE, 1EXE.1, AND 1EXE.2
IN THE TWIN LAKES/OAT MOUNTAIN COMMUNITY
OF LOS ANGELES COUNTY
(SUPERVISORIAL DISTRICT 5)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to quitclaim its easements for flood control, covered storm drain and appurtenant structures, and ingress and egress purposes affecting Parcels 1EXE, 1EXE.1, and 1EXE.2 related to Private Drain No. 2348, in the Twin Lakes/Oat Mountain community of Los Angeles County, from the Los Angeles County Flood Control District to the underlying fee property owners, The Parvinder Harvinder Living Trust, dated 3/26/2015, Parvinder Jit Singh and Harvinder Kaur, Trustees, and Daniel Cho and Keo En Hyun, Trustees of the Daniel Cho and Keo En Hyun Revocable Trust dated 12/17/2015.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.

2. Find that the easements for flood control, covered storm drain and appurtenant structures, and ingress and egress purposes affecting Parcels 1EXE, 1EXE.1, and 1EXE.2 related to Private Drain No. 2348, in the Twin Lakes/Oat Mountain community of Los Angeles County, are no longer required for the purposes of the Los Angeles County Flood Control District.
3. Approve the quitclaim of easements for flood control, covered storm drain and appurtenant structures, and ingress and egress purposes affecting Parcels 1EXE, 1EXE.1, and 1EXE.2 related to Private Drain No. 2348, in the Twin Lakes/Oat Mountain community of Los Angeles County, from the Los Angeles County Flood Control District to the underlying fee property owners, The Parvinder Harvinder Living Trust, dated 3/26/2015, Parvinder Jit Singh and Harvinder Kaur, Trustees, and Daniel Cho and Keo En Hyun, Trustees of the Daniel Cho and Keo En Hyun Revocable Trust dated 12/17/2015.
4. Instruct the Chair of the Board to execute the Quitclaim of Easements and the Quitclaim of Easement documents and authorize delivery to The Parvinder Harvinder Living Trust, dated 3/26/2015, Parvinder Jit Singh and Harvinder Kaur, Trustees, and Daniel Cho and Keo En Hyun, Trustees of the Daniel Cho and Keo En Hyun Revocable Trust dated 12/17/2015.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is exempt from the California Environmental Quality Act (CEQA) and allow the Los Angeles County Flood Control District to quitclaim its easements for flood control, covered storm drain and appurtenant structures, and ingress and egress purposes affecting Parcels 1EXE, 1EXE.1, and 1EXE.2 related to Private Drain No. 2348, in the Twin Lakes/Oat Mountain community of Los Angeles County, as shown on the maps attached to the enclosed Quitclaim of Easements document (Enclosure A) and the Quitclaim of Easement document (Enclosure B), to the underlying fee property owners, The Parvinder Harvinder Living Trust, dated 3/26/2015, Parvinder Jit Singh and Harvinder Kaur, Trustees, and Daniel Cho and Keo En Hyun, Trustees of the Daniel Cho and Keo En Hyun Revocable Trust dated 12/17/2015.

In 1992, the District acquired easements for flood control, covered storm drain and appurtenant structures, and ingress and egress purposes for Private Drain No. 2348. The facility was never constructed and the subject parcels are no longer required for the purposes of the District.

The quitclaim of easements was requested by The Parvinder Harvinder Living Trust and the Daniel Cho and Keo En Hyun Revocable Trust. The recommended actions will benefit the District by eliminating potential liability to the District.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by providing accessible funds for the District's programs, which will help promote fiscal responsibility and eliminate potential liability to the District.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The Parvinder Harvinder Living Trust deposited \$10,000 for the quitclaim of easements, which represents the District's minimum sales price of \$5,000 per ownership, into the Flood Control District Fund (B07, Revenue Sources Code 9906-Sale of Capital Assets-Easements).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed quitclaim of easements is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section states the following: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has all the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The Quitclaim of Easements and the Quitclaim of Easement documents have been approved by County Counsel as to form and they will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed project is exempt from CEQA. The project, which is the quitclaim of easements of the subject property for construction of a new house, is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15303 and 15305 of the CEQA Guidelines

and Classes 3(m) and 5 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The subject property does not have significant value for wildlife habitat or other environmental purposes and is incapable of independent development. In addition, based on the proposed project records, it will comply with all applicable regulations; it is not in a sensitive environment; there are no cumulative impacts, unusual circumstances, damage to scenic highways, or listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5; or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services or projects.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:GE:jh

Enclosures

c: Auditor-Controller (Accounting Division–Asset Management)
Chief Executive Office (Christine Frias)
County Counsel
Executive Office, Board of Supervisors

Enclosure A

ORIGINAL

RECORDING REQUESTED BY AND
MAIL TO:

Parvinder Jit Singh
Harvinder Kaur
22426 Annepe Way
Chatsworth, CA 91311

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
2821-026-082 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM OF EASEMENTS

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to THE PARVINDER HARVINDER LIVING TRUST, DATED 3/26/2015, PARVINDER JIT SINGH AND HARVINDER KAUR, TRUSTEES, all its rights, titles, and interests in and to the following easements insofar and only insofar as they exist on the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

A part of the easements for covered storm drain and appurtenant structures and ingress and egress purposes acquired by Easement document recorded on December 2, 1992, as Document No. 92-2247212, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel No. 1EXE in said Exhibit A and shown on and delineated on said Exhibit B.

A portion of the easement for flood control purposes, acquired by Easement document recorded on December 2, 1992, as Document No. 92-2247212, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel No. 1EXE.1 in said Exhibit A and shown on and delineated on said Exhibit B.

Filed with: PRIVATE DRAIN NO. 2348
Parcel Nos. 1EXE and 1EXE.1
IM 204-097
S.D. 5 M2523001
Project ID No. MPR0001159

Dated_____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By_____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

EDWARD YEN, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By_____ Deputy

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

EDWARD YEN, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By 
Deputy Jonathan Brazile

APPROVED as to title and execution,

_____, 20____.

LOS ANGELES COUNTY PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

File with: **PRIVATE DRAIN NO. 2348**
PARCEL NOS. 1EXE and 1EXE.1
AIN 2821026082
IM 204-097
SD 5
M2523001

LEGAL DESCRIPTION

PARCEL NO. 1EXE (Quitclaim of Easement):

That certain 15-foot-wide strip of land in the southeast quarter of Section 1, Township 2 North, Range 17 West, S.B.M., described as Part (a) of PARCEL NO. 1B in EASEMENT deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on December 2, 1992, as Document No. 92-2247212, of Official Records, in the office of the Registrar-Recorder/County Clerk of County of Los Angeles.

EXCEPTING therefrom the westerly 60.00 feet of said 15-foot-wide strip of land.

Containing: 4,095± square feet.

PARCEL NO. 1EXE.1 (Quitclaim of Easement):

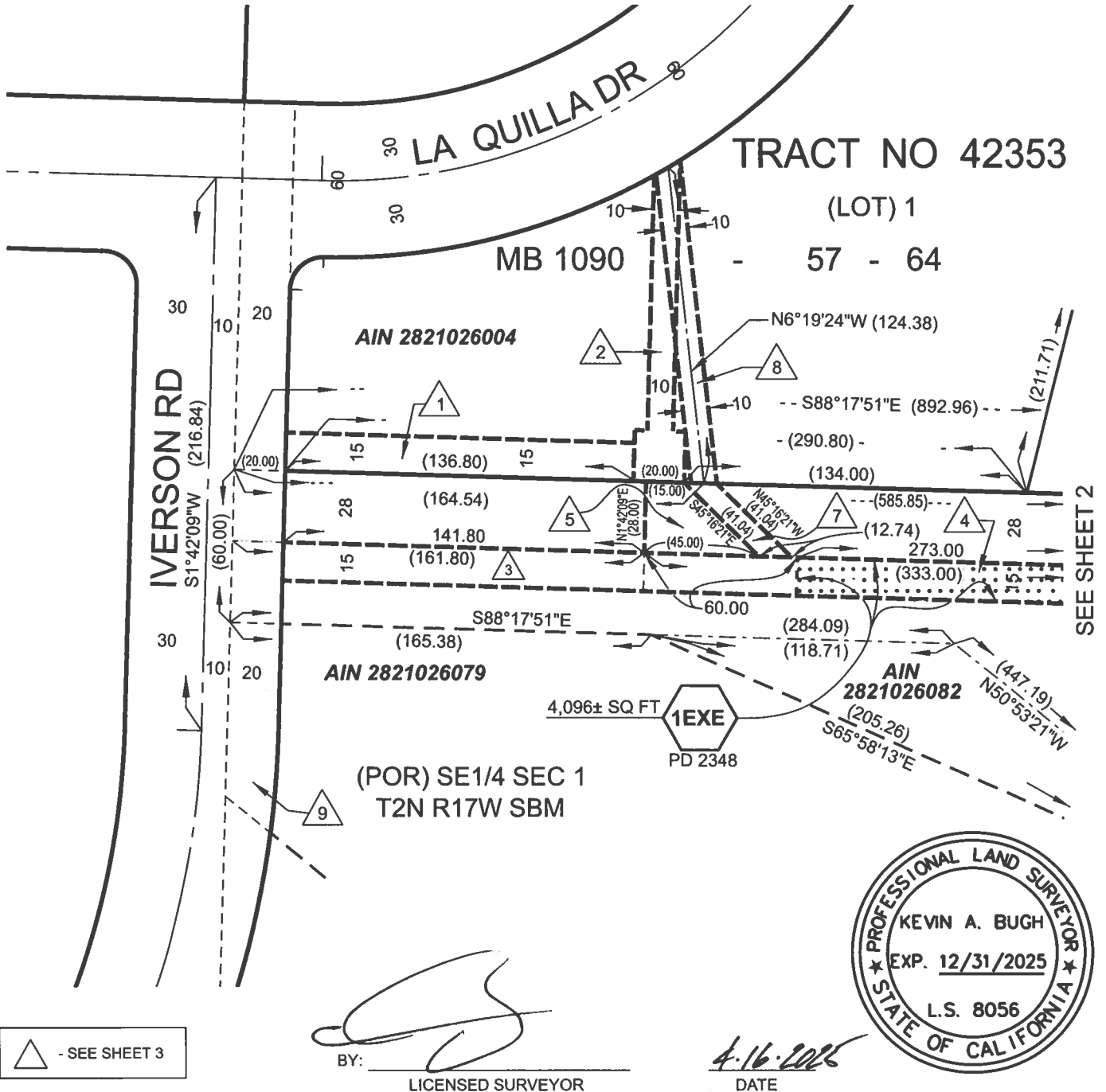
That portion of that certain parcel of land in above-mentioned southeast quarter, described as PARCEL NO. 1C in above-mentioned EASEMENT deed, lying within that certain parcel of land described as PARCEL 1 in deed recorded on September 14, 2023, as Document No. 20230611127, of above-mentioned Official Records.

Containing: 13,050± square feet.



APPROVED AS TO DESCRIPTION	
	
By	_____
	LICENSED LAND SURVEYOR Los Angeles County Public Works
Dated	<u>April 16, 2025</u>

EXHIBIT B



ALL IN THE UNINCORPORATED COUNTY OF LOS ANGELES

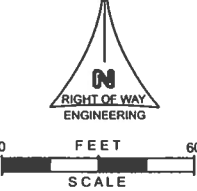
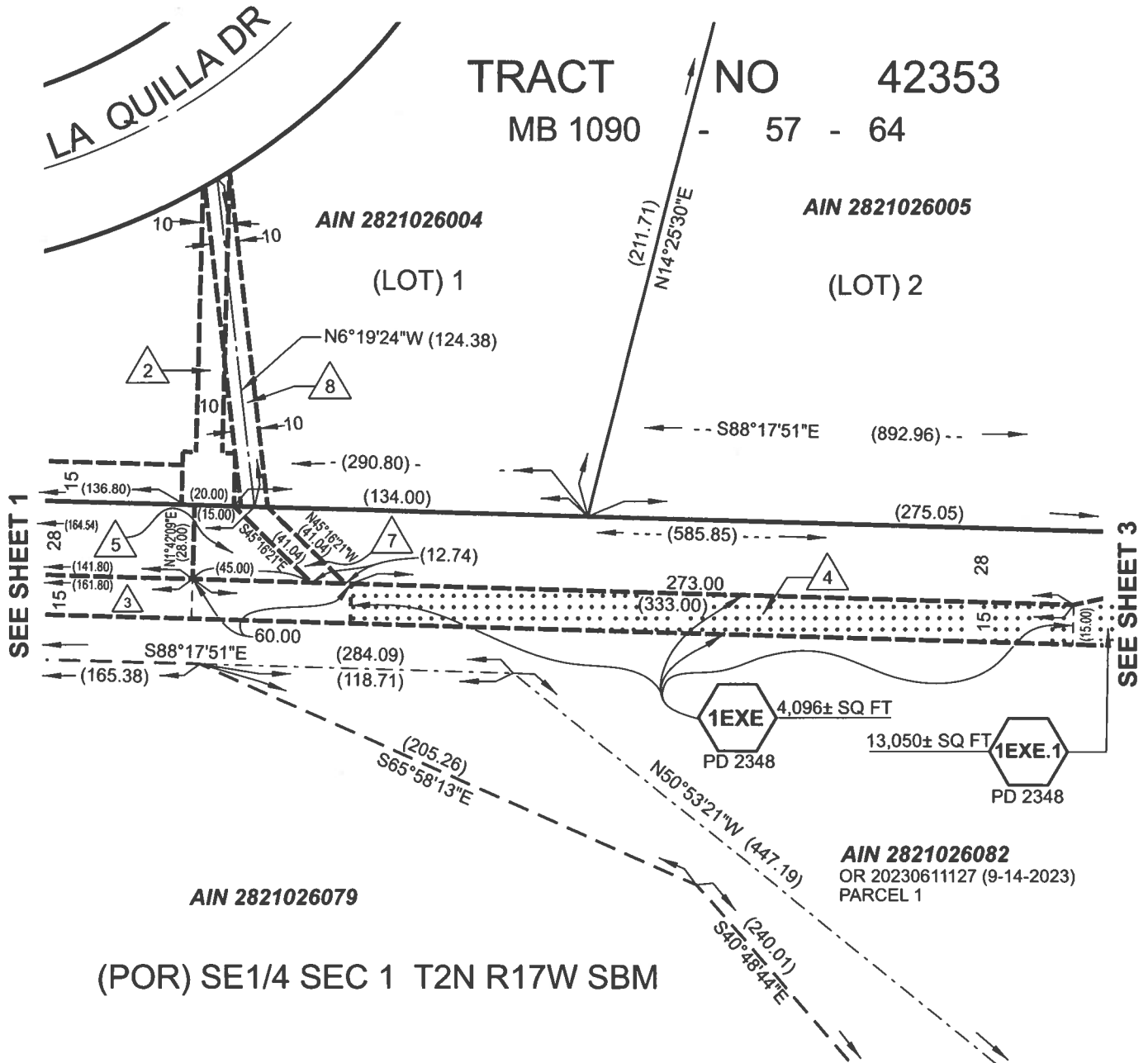
LEGEND	REFERENCE:	LOS ANGELES COUNTY PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION			
 - QUITCLAIM OF EASEMENT AREA=17,146± SQ FT (PARCELS NOS. 1EXE AND 1EXE.1)  EXISTING LACFCD EASEMENT LACFCD - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT () DENOTES RECORD DIMENSIONS. DIMENSIONS ARE IN FEET.	 RIGHT OF WAY ENGINEERING 0 FEET 60 SCALE	PRIVATE DRAIN NO. 2348 QUITCLAIM OF LACFCD EASEMENTS (PARCEL NOS. 1EXE AND 1EXE.1)			
		PROJECT ID : MPR0001159	PCA : M2523001	PREPARED BY J WU	REVIEWED BY T TRUONG DATE 4/14/2025 SHEET 1 OF 3

EXHIBIT B

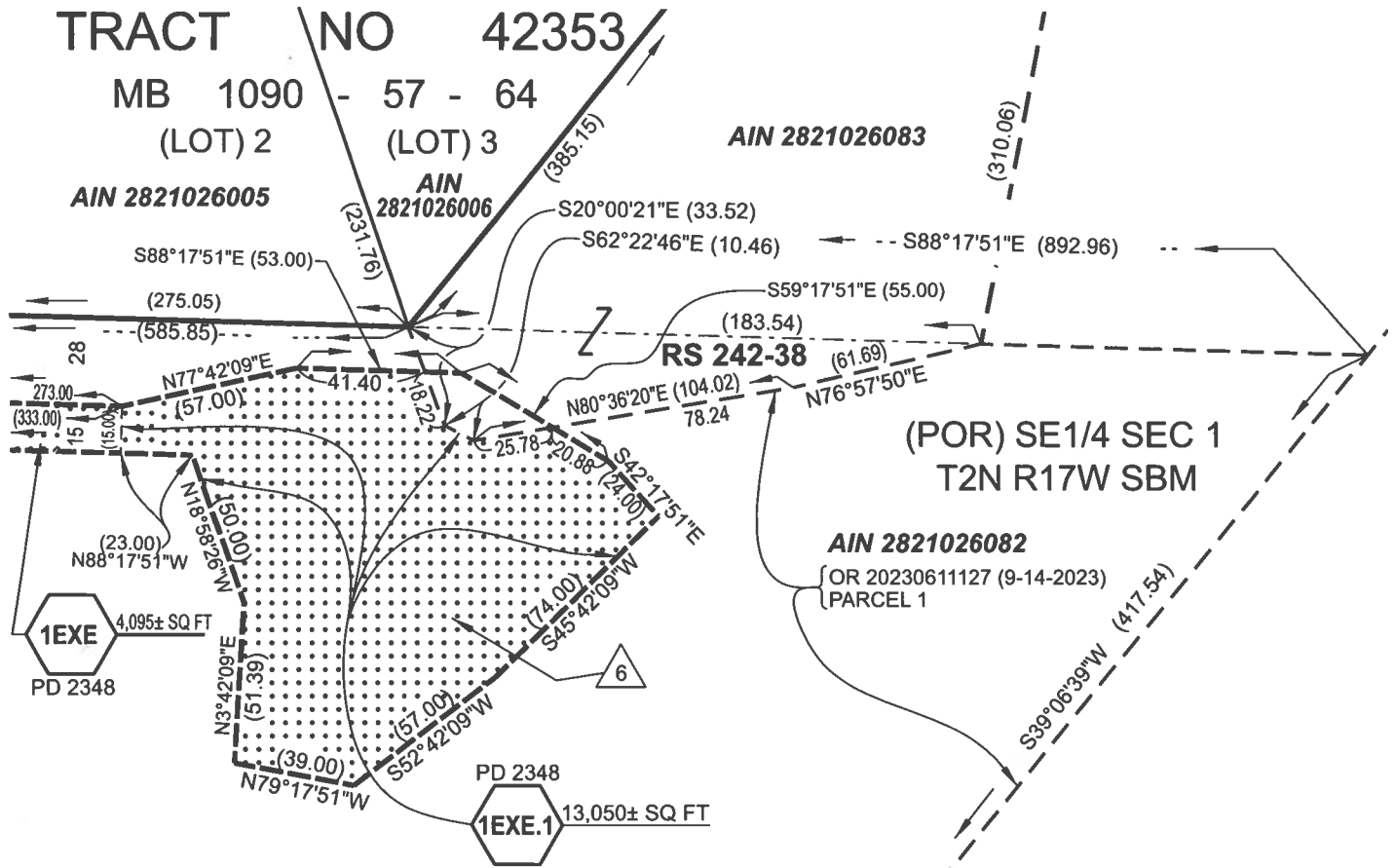


SEE SHEET 3

ALL IN THE UNINCORPORATED COUNTY OF LOS ANGELES

LEGEND			REFERENCE:		LOS ANGELES COUNTY PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION			
	- QUITCLAIM OF EASEMENT AREA=17, 146± SQ FT (PARCELS NOS. 1EXE AND 1EXE.1)		AIN 2821026082 IM 204-097 SD 5	PRIVATE DRAIN NO. 2348 QUITCLAIM OF LACFCD EASEMENTS (PARCEL NOS. 1EXE AND 1EXE.1)				
- - - - - EXISTING LACFCD EASEMENT LACFCD - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT () DENOTES RECORD DIMENSIONS. DIMENSIONS ARE IN FEET.			PROJECT ID : MPR0001159		PCA : M2523001			
			PREPARED BY J WU	REVIEWED BY T TRUONG	DATE 4/14/2025	SHEET 2 OF 3		

EXHIBIT B



SYMBOL	RECORDING DATA	PARCEL NO. / PD	GRANTEE	DESCRIPTION/PURPOSE
1	MB 1090-57-64 (7-30-87)	(PD 2009)	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	EASEMENT FOR ROAD ACCESS PURPOSES
2	MB 1090-57-64 (7-30-87)	(PD 2009)	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	EASEMENT FOR COVERED STORM DRAIN AND APPURTENANT STRUCTURES, AND INGRESS & EGRESS PURPOSES
3	OR 92-2247212 (12-02-92)	1A (PD 2348)	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	EASEMENT FOR INGRESS & EGRESS PURPOSES
4	OR 92-2247212 (12-02-92)	1B, PART A (PD 2348)	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS & EGRESS PURPOSES
5	OR 92-2247212 (12-02-92)	1B, PART B (PD 2348)	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS & EGRESS PURPOSES
6	OR 92-2247212 (12-02-92)	1C (PD 2348)	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	EASEMENT FOR FLOOD CONTROL PURPOSES
7	OR 99-0455043 (3-19-99)	P-1DA (PD 2348)	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS & EGRESS PURPOSES
8	OR 99-0455040 (3-19-99)	P-1DA (PD 2009)	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS & EGRESS PURPOSES
9	OR 92-399500 (3-10-92)	1	COUNTY OF LOS ANGELES	EASEMENT FOR PUBLIC ROAD & HIGHWAY PURPOSES

ALL IN THE UNINCORPORATED COUNTY OF LOS ANGELES

LEGEND		 	REFERENCE:		LOS ANGELES COUNTY PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION						
 - QUITCLAIM OF EASEMENT AREA=17,146± SQ FT (PARCELS NOS. 1EXE AND 1EXE.1)  - EXISTING LACFCD EASEMENT LACFCD - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT () DENOTES RECORD DIMENSIONS. DIMENSIONS ARE IN FEET.			AIN 2821026082 IM 204-097 SD 5		PRIVATE DRAIN NO. 2348 QUITCLAIM OF LACFCD EASEMENTS (PARCEL NOS. 1EXE AND 1EXE.1)						
					PROJECT ID : MPR0001159		PCA : M2523001				
					PREPARED BY J WU		REVIEWED BY T TRUONG		DATE 4/14/2025		SHEET 3 OF 3

Enclosure B

ORIGINAL

RECORDING REQUESTED BY AND
MAIL TO:

Daniel Cho and Keo En Hyun
22408 Kanaina Court
Chatsworth, CA 91311

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
2821-026-083 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to DANIEL CHO AND KEO EN HYUN, TRUSTEES OF THE DANIEL CHO AND KEO EN HYUN REVOCABLE TRUST DATED 12/17/2015, all its right, title, and interest in and to a portion of the easement for flood control purposes, acquired by the Easement document recorded on December 2, 1992, as Document No. 92-2247212, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as it exist on the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

EDWARD YEN, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____

Deputy

Filed with: PRIVATE DRAIN NO. 2348
Parcel No. 1EXE.2
IM 204-097
S.D. 5 M2523001
Project ID No. MPR0001176

P:CONF:SMQCEFLDTOTRUSTPD2348 1EXE.2 FNL06112025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

EDWARD YEN, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By 
Deputy Jonathan Brazile

APPROVED as to title and execution,

_____, 20____.

LOS ANGELES COUNTY PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

File with: **PRIVATE DRAIN NO. 2348**
PARCEL NO. 1EXE.2
AIN 2821026083
IM 204-097
SD 5
M2523001

LEGAL DESCRIPTION

PARCEL NO. 1EXE.2 (Quitclaim of Easement):

That portion of that certain parcel of land in the southeast quarter of Section 1, Township 2 North, Range 17 West, S.B.M., described as PARCEL NO. 1C in EASEMENT deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on December 2, 1992, as Document No. 92-2247212, of Official Records, in the office of the Registrar-Recorder/County Clerk of County of Los Angeles, lying within that certain parcel of land described as PARCEL 2 in deed recorded on October 16, 2018, as document No. 20181051807, of said Official Records.

Containing: 472± square feet.



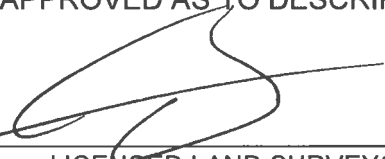
APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR Los Angeles County Public Works
Dated	<u>April 16, 2025</u>

EXHIBIT B

TRACT NO 42353

MB 1090 - 57 - 64

AIN 2821026005

(LOT) 2

AIN 2821026006

(LOT) 3

AIN 2821026083

472± SQ FT

1EXE.2

{OR 20181051807 (10-16-2018)
PARCEL 2

N88°17'51"W (585.85)
(275.05)

S88°17'51"E (53.00)
N77°42'09"E (57.00)

N88°17'51"W (183.54)

RS 242-38

(61.69)
N76°57'50"E

N88°17'51"W (23.00)

OR 92-2247212 (12-02-92)
LACFCD - EASEMENT FOR
COVERED STORM DRAIN,
APPURTENANT STRUCTURES AND
INGRESS & EGRESS PURPOSES
(PRIVATE DRAIN NO. 2348
PARCEL NO. 1B, PART A)

(POR) SE1/4 SEC 1
T2N R17W SBM

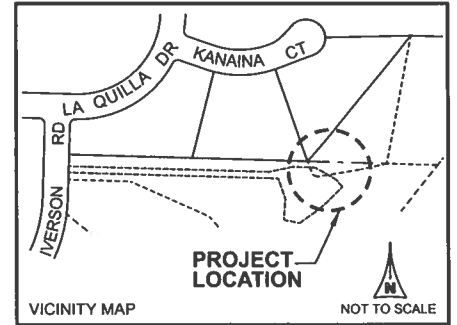
AIN 2821026082

OR 92-2247212 (12-02-92)
LACFCD - EASEMENT FOR
FLOOD CONTROL PURPOSES
(PRIVATE DRAIN NO. 2348
PARCEL NO. 1C)



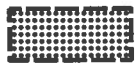
BY:
LICENSED SURVEYOR

4.16.2025
DATE



ALL IN THE UNINCORPORATED COUNTY OF LOS ANGELES

LEGEND

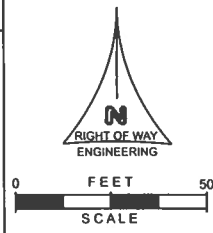


- QUITCLAIM OF EASEMENT
PARCEL NO. 1EXE.2



EXISTING LACFCD EASEMENT

() DENOTES RECORD DIMENSIONS.
DIMENSIONS ARE IN FEET.
LACFCD - LOS ANGELES COUNTY FLOOD
CONTROL DISTRICT



REFERENCE:

AIN 2821026083
IM 204-097
SD 5
RS 242-38
TRACT NO 42353

LOS ANGELES COUNTY PUBLIC WORKS
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

PRIVATE DRAIN NO. 2348
QUITCLAIM OF LACFCD EASEMENT
(PARCEL NO. 1EXE.2)

PROJECT ID : MPR0001176

PCA : M2523001

PREPARED BY
J WU

REVIEWED BY
T TRUONG

DATE
4/14/2025

SHEET
1 OF 1

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025		
BOARD MEETING DATE	11/4/2025		
SUPERVISORIAL DISTRICT AFFECTED	☒ All ☐ 1 st ☐ 2 nd ☐ 3 rd ☐ 4 th ☐ 5 th		
DEPARTMENT(S)	Public Works		
SUBJECT	Safe, Clean Water Program Fiscal Year 2025-26 Regional Program Stormwater Investment Plans		
PROGRAM	Safe, Clean Water Program		
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☒ Yes ☐ No		
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why:		
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☒ Yes ☐ No – Not Applicable If unsure whether a matter is subject to the Levine Act, email your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board letter.		
DEADLINES/ TIME CONSTRAINTS	The Board letter will adopt the recommended Stormwater Investment Plans (SIPs) for Fiscal Year (FY) 2025-26 for the Safe, Clean Water Program's (SCW) Regional Program. The Board must adopt the agenda item for the SCW Program to transfer funds to the Regional Program recipients to implement proposed projects.		
COST & FUNDING	Total cost: \$134,157,500.88	Funding source: Measure W-SCW Regional Program Funds (B43, B44, B45, B46, B47, B48, B49, B50, B51 - Other Charges, Services & Supplies, and Other Financing Uses) FY 2025-26 Budgets.	
	TERMS (if applicable):		
	Explanation: These SIPs are an integral part of the Regional Program implementation. Once adopted by the Board, each SIP's designated recipients will be required to enter into a transfer agreement or addendum. Upon execution, recipients will receive the approved funding amount for implementation of the approved activity(ies) pursuant to their transfer agreement or addendum.		
PURPOSE OF REQUEST	The purpose of the recommended actions is to adopt the SIPs for each of the nine watershed areas in the SCW Program's Regional Program for FY 2025-26, as developed by the respective Watershed Area Steering Committees and recommended by the Regional Oversight Committee.		
BACKGROUND (include internal/external issues that may exist, including any related motions)	On November 6, 2018, Measure W was successfully passed by the voters, establishing the SCW Program, providing a dedicated funding source to improve water quality, increase water supply, and provide community investments, as well as prioritize Nature-Based Solutions and Disadvantaged Community Benefits. The Implementation Ordinance, adopted by the Board on July 30, 2019, further defined details and provisions regarding the criteria and procedures to implement the SCW Program.		

	On June 9, 2020, the Board approved a standard template transfer agreement and addendum to transfer funding for the SCW Program and delegated authority to the Los Angeles County Flood Control District to enter into the transfer agreements.
EQUITY INDEX OR LENS WAS UTILIZED	☐ Yes ☐ No If Yes, please explain how:
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No If Yes, please state which one(s) and explain how: Adoption of the SCW Program FY 2025-26 Regional Program SIPs supports Board Priorities No. 5: Environmental Justice and Climate Health; No. 7: Sustainability; and No. 8: Anti-Racism, Diversity, and Inclusion. The SCW Program provides a dedicated funding source to improve water quality, increase water supply, and provide community investments, as well as prioritize Nature-Based Solutions and Disadvantaged Community Benefits. Implementation of the proposed projects will help capture and clean urban and stormwater runoff, reducing the risk that polluted runoff poses to communities and protecting public health. The recommended actions will strengthen the County's capacity to effectively prepare for emergent environmental and natural hazards and address the threat of climate change. The recommended actions will advance equitable investments into regional infrastructure through a focus on Disadvantaged Community Benefits.
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Adam Ariki, Deputy Director, (626) 458-4012, cell (626) 476-6703, aaariki@pw.lacounty.gov



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 4, 2025

IN REPLY PLEASE
REFER TO FILE: **SWP-8**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**WATER RESOURCES CORE SERVICE AREA
SAFE, CLEAN WATER PROGRAM
FISCAL YEAR 2025-26 REGIONAL PROGRAM
STORMWATER INVESTMENT PLANS
(ALL SUPERVISORIAL DISTRICTS)
(3-VOTES)**

SUBJECT

Public Works is seeking Board adoption of the recommended Fiscal Year 2025-26 Stormwater Investment Plans for the Safe, Clean Water Program's Regional Program, totaling \$134,157,500.88, and to delegate authority to the Director of Public Works to award, execute, and renew contracts to provide Watershed Coordinator Services not to exceed \$2,300,000.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find that the proposed actions are not a project under the California Environmental Quality Act for the reasons stated in this Board letter and the record of the Safe, Clean Water Program.
2. Adopt the recommended Stormwater Investment Plans for Fiscal Year 2025-26 for the Safe, Clean Water Program's Regional Program, totaling \$134,157,500.88.
3. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to award and execute as-needed contracts to provide Watershed Coordinator Services, as recommended in the Stormwater Investment Plans, to assist with implementation of the Safe, Clean Water Program, and award

and execute additional future contracts for Watershed Coordinator Services to replace any contracts not renewed during the contract period or add additional contracts as budgeted in the Stormwater Investment Plan for each watershed area. Each contract has a maximum contract sum not to exceed \$200,000 or other amounts as recommended in the Stormwater Investment Plan annually or as approved in each subsequent Stormwater Investment Plan; each with a term of 1 year, four 1-year renewal options, and a month-to-month extension of up to 6 months for a maximum potential contract term of 66 months.

4. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee, in their sole discretion, to provide additional funding annually to watershed coordinators through the Technical Resources Program for each respective watershed area that may warrant an increase in their annual contract amount. This delegation enables flexibility in addressing additional evolving program needs and ensures that sufficient resources are available to support community engagement, project development, and addressing the needs of Disadvantaged Communities, along with technical assistance efforts across all watershed areas. Additional program needs are often unforeseen and require additional watershed coordinator support, which is crucial for effective and timely implementation of the program. Funding allocations will be made based on program priorities and identified needs within each watershed area, in alignment with the overall objectives of the Technical Resources Program, as adopted by the Board.
5. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to exercise renewal options for any or all of these watershed coordinator services contracts consistent with the recommendation by the respective Watershed Area Steering Committee; to approve and execute amendments to incorporate necessary changes within the scope of work; and to suspend work if, in the opinion of the Chief Engineer of the Los Angeles County Flood Control District or his designee, it is in the best interest of Los Angeles County or the Los Angeles County Flood Control District to do so.
6. Appoint the recommended agency members to the Watershed Area Steering Committees, and delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to appoint replacement agency representatives if a member withdraws or is removed before the end of their term.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to adopt the Stormwater Investment Plans (SIPs) for each of the nine watershed areas in the Safe, Clean Water (SCW) Program's

Regional Program for the 2025-26 Fiscal Year (FY) as shown in Enclosure A, as developed by the respective Watershed Area Steering Committees (WASC) and recommended by the Regional Oversight Committee (ROC); and appoint the recommended members to the WASC as described in Enclosure B. Each of the nine watershed area SIPs can be reviewed on the SCW Program website at <https://safecleanwaterla.org/fy-2025-26-projects/>. The SIPs include recommendations to fund continuing regional watershed-based multi-benefit projects, conduct scientific studies, and provide technical resources, including development of project concepts and ongoing Watershed Coordinator Services. The SIPs, as shown in Enclosure A, are a summary of the recommendations and findings, the benefits of the proposed expenditures, the public process to develop these recommendations, and additional comments from the ROC.

Executive summaries for the continuing Infrastructure Program projects remain available on the SCW Program website at <https://safecleanwaterla.org/fy-2024-25-projects/> under "Infrastructure Program FY 2024-25 Executive Summaries". Copies are also available at Los Angeles County Public Works, Stormwater Planning Division, 900 South Fremont Avenue, 11th Floor, Alhambra, California 91803.

The Regional Program governance committees, consisting of the nine WASCs, the Scoring Committee, and the ROC, held 85 public meetings to ultimately select project concepts and scientific studies included in the recommended SIPs. New Infrastructure Program projects were not included during the FY 2025-26 SIPs, as there was a pause in applications to facilitate adaptive management of the SCW Program. The WASCs also considered independent third-party analyses funded by the Los Angeles County Flood Control District (District) and coordinated by CASC Engineering and Consulting, Inc., when determining which scientific studies to include in their respective SIPs. On June 11, 2025, and July 9, 2025, the ROC reviewed each SIP and recommended that all nine be approved.

The nine recommended SIPs, in aggregate, comprise the proposed Regional Program budget for FY 2025-26 of \$134,157,500.88 (including the funding for watershed coordinators) and, upon adoption, will dictate funding allocations for FY 2025-26. The nine recommended SIPs also include the Regional Program's current revenue forecasts and projected budget allocation through FY 2029-30, which, including leveraged funds, represent nearly \$1.7 billion in investments into multi-benefit green stormwater infrastructure. These projections will continue to be revisited each year, along with new projects submitted for each subsequent call for projects.

The recommended SIPs help achieve SCW Program goals through meaningful water supply increases, water quality improvements, and community enhancements, all of which support public health. Additionally, the recommended SIPs prioritize projects that

invest in Disadvantaged Communities, utilize Nature-Based Solutions, and advance compliance with existing water quality regulations.

Watershed Coordinators

The recommended actions is also to provide watershed coordinators for each of the watershed areas as mandated in the SCW Program Implementation Ordinance and identified in each SIP. Watershed coordinators connect potential SCW Program applicants with the necessary technical resources and build inclusion and meaningful community and stakeholder engagement in pursuit of SCW Program goals. Watershed coordinators also provide regular reports on progress and activities to the WASCs, participate as non-voting members in WASC meetings, and help individuals and organizations in their communities to obtain, improve, and retain the skills, knowledge, tools, equipment, and other resources needed to do their jobs competently. The watershed coordinators are funded through each watershed area's Technical Resources Program. A minimum of one watershed coordinator is required for each watershed area, and an additional watershed coordinator for each 1 million people in population for that area. For Central Santa Monica Bay, there are two required watershed coordinators, while the Upper Los Angeles River area requires three.

WASC Agency Members

The recommended action will appoint primary members for a new term for the WASC agency seats, and the primary members will, in turn, be required to identify qualified alternates from their respective organizations to attend committee meetings and vote in their absence. In addition, it will delegate authority to the Chief Engineer of the District or his designee to appoint replacement WASC members, in consultation with the agency, if an agency member withdraws or is removed prior to completing his/her full term. See Enclosure B for the proposed agency member seat roster. Each WASC is comprised of 17 members: seven municipal members filled via an election process by representatives from municipalities within each watershed area; five agency members appointed by the Board, representing agency seats (District, water agency, groundwater agency or a second water agency if no groundwater agency exists in the watershed area, sanitation agency, and municipal parks/open space agency); and five community stakeholder members also appointed by the Board, representing business, environmental justice, environmental interests, and two at-large stakeholders.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal A, Public Health, Strategy i, Population Based Health; Focus Area Goal D, Sustainability, Strategy i, Climate Health, Strategy iii,

Natural Resources, and Strategy iv, Environmental Justice; Focus Area Goal E, Economic Health, Strategy iv, Disadvantaged Communities; and Focus Area Goal F, Community Connections, Strategy ii, Community Participation, by advancing public health, sustainability, and community connections through equitable investments in water quality, supply, and related community benefits. These recommendations also support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal A, Communication and Public Access, Strategy i, Customer Service, Strategy ii, Stakeholder Engagement, and Strategy iii, Participatory Budgeting; Focus Area Goal C, Equity-Centered Policies and Practices; and Focus Area Goal E, Data-Driven Decision Making, Strategy i, Facilitate Data Sharing, and Strategy ii, Budgeting, by fostering transparent, collaborative, and data-driven decision making.

The SIPs advance vibrant, resilient communities by improving public health, sustainability, and community connections. Developed through an equity lens, they deliver water quality, supply, and community benefits that uplift Disadvantaged Communities and align with the Our County Sustainability Plan. These collaboratively developed, data-driven actions enhance the County's ability to combat climate change and support the County Water Plan's goal of achieving safe, clean, and reliable water resources sustainably and equitably.

FISCAL IMPACT/FINANCING

There will be no impact on the County General Fund.

The recommended FY 2025-26 SCW Regional Program cost is \$134,157,500.88, which includes funding for all nine SIPs and continued Watershed Coordinator Services within each of the watershed areas.

Funding for the SIPs is available in the Measure W-SCW Regional Program Funds (B43, B44, B45, B46, B47, B48, B49, B50, B51 - Other Charges, Services & Supplies, and Other Financing Uses) FY 2025-26 Budgets.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On July 17, 2018, following a very extensive community engagement process, the Board approved a resolution calling for and giving notice of an election to, upon voter approval, establish the Los Angeles Region SCW Program and its funding via special parcel tax by adding Chapter 16 of the District Code.

On November 6, 2018, Measure W (the SCW Program ballot measure) was successfully passed by the voters. The SCW Program's annual Special Parcel Tax was first collected for FY 2019-20 and has been collected in each subsequent FY.

On August 6, 2019, after further consultation with local and regional agencies, organizations, and interested parties, the Board adopted an ordinance to implement the SCW Program by adding Chapter 18 of the District Code.

On June 9, 2020, the Board approved a standard template transfer agreement that established the terms and conditions for the transfer of SCW Program funds to Regional Program fund recipients and delegated authority to the District's Chief Engineer to execute transfer agreements subject to the Board's approval of the annual SIPs.

These SIPs represent the sixth year of Regional Program implementation. Upon the Board's adoption of SIPs, the proposed recipients included in each SIP will be sent a transfer agreement conforming to the standard template previously approved by the Board. Upon execution of the transfer agreement, the recipients will receive the approved funding amount for implementation of the approved activity(ies) identified in the SIPs.

Under Section 18.07.B.1 of Chapter 18 of the District Code, the Board is the only body authorized to approve SIPs, and unless and until approved by the Board, no transfer agreement may be entered into and no disbursement of SCW Regional Program funds for FY 2025-26 may occur.

ENVIRONMENTAL DOCUMENTATION

The recommended actions are not subject to the California Environmental Quality Act because they are activities that are excluded from the definition of a project by Section 21065 of the California Public Resources Code and Section 15378(b) of the California Environmental Quality Act Guidelines. The proposed actions would create a government funding mechanism that does not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment. The recommended actions are also organizational or administrative activities of the government, which will not result in direct or indirect physical changes to the environment.

Contracting Process

On August 27, 2024, a notice of the Request for Statement of Qualifications (RFSQ) was placed on the County's "Doing Business with Los Angeles County" website (Enclosure C), "Do Business with Public Works" website, and X (formerly Twitter). In addition, advertisements were placed in the *Los Angeles Daily Journal*, *Los Angeles Sentinel*, *La Opinion*, *The Daily Breeze*, *The Signal (Santa Clarita)*, *World Journal*, *Daily Commerce*, *The Malibu Times*, *Press Telegram*, and *Pasadena Star News*. Also, Public Works informed 1,677 Local Small Business Enterprises, 171 Disabled Veteran Business Enterprises, 177 Social Enterprises, 942 Community Business Enterprises, and 1,385 Community-Based Organizations. Additionally, the Department

of Economic Opportunity conducted a focused outreach and informed 730 related businesses about this business opportunity.

The service contracts for watershed coordinators were solicited on an open-competitive basis in accordance with applicable Federal, State, and County requirements. Two optional proposers' conferences were held on September 12 and 16, 2024, using the online WebEx meeting platform and included over 24 participants. Over 23 inquiries from prospective proposers were received and addressed.

On November 7, 2024, 13 Statement of Qualifications (SOQs) were received. The SOQs were reviewed to ensure they met the minimum mandatory requirements outlined in the RFSQ. Of the received SOQs, 12 of the 13 met these mandatory requirements. One SOQ was disqualified for not meeting the minimum mandatory requirements in RFSQ. The 12 SOQs were then evaluated in Phase 1 by an evaluation committee consisting of Public Works staff utilizing the informed averaging methodology. The committee's evaluation was based on criteria described in the RFSQ, including proposed price, experience, work plan, and references. Public Works is currently in the Phase 2 evaluation phase of the solicitation. Watershed coordinators will be selected by each respective WASC following an interview process. Following Board approval of these actions and WASC selection of each watershed coordinator, Public Works will award and execute the corresponding watershed coordinator contracts.

The contracts to be awarded pursuant to the delegation to the Chief Engineer or his designee will be in the form substantially similar to the form previously reviewed and approved by County Counsel (Enclosure D) and will comply with the Board's ordinances, policies, and programs. The contractors will be selected upon final analysis and consideration without regard to race, creed, gender, or color.

Public Works has evaluated and determined that the contracted service for watershed coordinator services is not subject to Proposition A (County Code Chapter 2.121) and the Living Wage Program (County Code Chapter 2.201) because the watershed coordinators have specialized experience and skills to accomplish the necessary work for the respective watershed area. The contract is not for personnel services, which are currently performed by County employees or could be performed by County employees through the recruitment of additional personnel.

Use of delegated authority to award and execute contracts for the watershed coordinators will be reported to the Board in the SCW Program's annual reports.

The Honorable Board of Supervisors
November 4, 2025
Page 8

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services.

CONCLUSION

Please return one adopted copy of this letter to Public Works, Stormwater Planning Division.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:MJF:lgu

Enclosures

c: Auditor-Controller (Asset Management)
Chief Executive Office (Christine Frias)
County Counsel (Tiffany Shin)
Executive Office, Board of Supervisors

P:\SWPPUB\SEC\2025\BLS\SCWP SIP FY 2025-26 BOARD LETTER.DOCX

ENCLOSURE

November 4, 2025

**WATER RESOURCES CORE SERVICE AREA
SAFE, CLEAN WATER PROGRAM
FISCAL YEAR 2025-26 REGIONAL PROGRAM
STORMWATER INVESTMENT PLANS
(ALL SUPERVISORIAL DISTRICTS)
(3-VOTES)**

This Board letter has large enclosures.
Click on link to access:

[Safe, Clean Water Program Stormwater Investment Plans \(Enclosures-FTP Link\)](#)

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025	
BOARD MEETING DATE	11/4/2025	
SUPERVISORIAL DISTRICT AFFECTED	☐ All ☐ 1 st ☐ 2 nd ☒ 3 rd ☐ 4 th ☐ 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	Encinal Canyon Road Emergency Interconnection	
PROGRAM	Los Angeles County Waterworks District No. 29, Malibu	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☒ Yes ☐ No	
SOLE SOURCE CONTRACT	☐ Yes ☒ No	
	If Yes, please explain why: N/A	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☐ Yes ☒ No – Not Applicable If unsure whether a matter is subject to the Levine Act, e-mail your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board letter.	
DEADLINES/ TIME CONSTRAINTS	There is no urgency.	
COST & FUNDING	Total cost: \$9,000,000	Funding source: Los Angeles County Waterworks District No. 29, Malibu, Accumulative Capital Outlay Fund (N33–Capital Assets–Infrastructure); State of California Department of Water Resources will reimburse up to \$1,000,000 to the District from the Proposition 1 Integrated Regional Water Management Grant Program. Additionally, the United States Federal Emergency Management Agency will reimburse up to \$4,893,885 to the District from the Hazard Mitigation Grant Program.
	TERMS (if applicable): N/A	
	Explanation: N/A	
PURPOSE OF REQUEST	To obtain Board approval for delegated authority to adopt plans and specifications, advertise, and award and execute a construction contract for the Encinal Canyon Road Emergency Interconnection project in the City of Malibu and in the unincorporated community of Topanga.	
BACKGROUND (include internal/external issues that may exist including any related motions)	This project was included as a part of the District's Capital Improvements Program and was presented to the community during the Emergency Impact Report public comment period. The project scope is to install approximately 7,200-feet of 12-inch-diameter ductile iron pipe. The proposed interconnection will positively impact the area by connecting the region to Las Virgenes Municipal Water District, allowing for additional water supply during emergencies. This will allow the community to be better prepared for events such as wildfires. Additionally, this project will improve water quality for Las Virgenes Municipal Water District customers.	
EQUITY INDEX OR LENS WAS UTILIZED	☐ Yes ☒ No If Yes, please explain how: N/A	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No If Yes, please state which one(s) and explain how: Board Priority No. 7: Sustainability. The project will increase water system reliability for domestic use and fire protection. This infrastructure investment will better enable the water system to adapt to changing demands and climate stresses.	
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Adam Ariki, Deputy Director, Office (626) 458-4012, Cell (626) 476-6703, aariki@pw.lacounty.gov	



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 4, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CONSTRUCTION CONTRACT
WATER RESOURCES CORE SERVICE AREA
DELEGATE AUTHORITY TO ADOPT, ADVERTISE, AND AWARD
PROJECT ID NO. WWD2900082
ENCINAL CANYON ROAD EMERGENCY INTERCONNECTION
IN THE CITY OF MALIBU AND IN THE UNINCORPORATED
COMMUNITY OF TOPANGA
(SUPERVISORIAL DISTRICT 3)
(4-VOTES)**

SUBJECT

Public Works is seeking Board approval to carry out the accelerated delivery of the Encinal Canyon Road Emergency Interconnection project, including delegated authority to adopt plans and specifications, advertise for bids, and award and execute a construction contract in the City of Malibu and in the unincorporated community of Topanga.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU:

1. Certify that the Addendum to the previously certified District No. 29 Priority Capital Deficiencies Improvements Environmental Impact Report for the Encinal Canyon Road Emergency Interconnection project (analyzed in the Final Environmental

Impact Report under the name Emergency Source of Water Supply Connection [Las Virgenes Connection] Project) has been completed in compliance with the California Environmental Quality Act and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the Addendum with the Final Environmental Impact Report prior to approving the project, and approve the Addendum.

2. Approve the Encinal Canyon Road Emergency Interconnection project with an estimated construction contract cost between \$4,200,000 and \$6,300,000 and a total project cost estimated to be \$9,000,000.
3. Delegate authority to the Director of Public Works or his designee to adopt the plans and specifications for the Encinal Canyon Road Emergency Interconnection project.
4. Delegate authority to the Director of Public Works or his designee to instruct the Executive Officer of the Board to advertise for bids in accordance with the Instruction Sheet for Publishing Legal Advertisement with the Notice Inviting Bids when ready to advertise this project.
5. Find pursuant to California Public Contract Code, Section 3400 (c) (2), that it is necessary to specify designated items by specific brand name in order to match other products in use on a particular public improvement either completed or in the course of completion.
6. Delegate authority to the Director of Public Works or his designee to determine whether the bid of the apparent responsible contractor with the lowest apparent responsive bid is, in fact, responsive and, if not responsive, to determine which apparent responsible contractor submitted the lowest responsive bid.
7. Delegate authority to the Director of Public Works or his designee to award and execute a construction contract for the Encinal Canyon Road Emergency Interconnection project with the responsible contractor with the lowest responsive bid within or less than the estimated cost range of \$4,200,000 and \$6,300,000 or that exceeds the estimated cost range by no more than 15 percent, if additional funds have been identified.
8. Delegate to the Director of Public Works or his designee the following authority in connection with this contract: (a) extend the date and time for the receipt of bids consistent with the requirements of California Public Contract Code, Section

4104.5; (b) allow substitution of subcontractors and relief of bidders upon demonstration of the grounds set forth in California Public Contract Code, Sections 4100 et seq. and 5100 et seq., respectively; (c) approve and execute change orders within the same monetary limits delegated to the Director of Public Works or his designee under California Public Contract Code, Section 20614; (d) accept the project upon its final completion; and (e) make required findings and release retention money withheld consistent with the requirements of California Public Contract Code, Sections 7107 and 9203.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to approve an Addendum to a previously certified Final Environmental Impact Report (EIR) and allow Public Works to install 7,200-feet of 12-inch-diameter ductile iron pipe along Encinal Canyon Road that will connect to Las Virgenes Municipal Water District (LVMWD) (see Enclosure A). This revised project will benefit customers of Los Angeles County Waterworks District No. 29, Malibu, in the City of Malibu.

This project is necessary to revitalize water infrastructure and provide an additional source of water during emergencies. Once completed, the emergency interconnection between LVMWD and the District's water systems will enhance the District's system reliability and improve emergency preparedness. During a natural disaster or other emergency, the District may request emergency water supplies from LVMWD, and LVMWD would provide emergency water supplies after fulfilling its customers' demands. The interconnection will also assist LVMWD in providing water quality maintenance for portions of its system.

It is anticipated the work will start in the fourth quarter of 2026 and be completed in the first quarter of 2028.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by replacing and improving public infrastructure assets that support the quality of life of Los Angeles County residents.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The estimated construction contract cost to complete this proposed project is in the range of \$4,200,000 and \$6,300,000 with a maximum construction contract cost to be within 15 percent of this range. The total project cost is estimated to be \$9,000,000. In addition to the construction contract cost, the total project cost includes the preparation of plans and specifications, construction engineering, inspection, contract administration, change order contingency, environmental compliance, and other County services.

Funding for this project is available in the District's Accumulative Capital Outlay Fund (N33–Capital Assets–Infrastructure) Fiscal Year 2025-26 Budget. Funding for future years will be requested through the annual budget process.

The State of California Department of Water Resources (DWR) will reimburse up to \$1,000,000 to the District from the Proposition 1 Integrated Regional Water Management Grant Program. Additionally, the United States Federal Emergency Management Agency will reimburse up to \$4,893,885 to the District from the Hazard Mitigation Grant Program.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed project would be advertised in accordance with Section 20602 of the California Public Contract Code.

California Public Contract Code, Section 3400 (c) (2), allows a product to be designated by specific brand name for several purposes, one of which is to match other products in use on a particular public improvement, either completed or in the course of completion, if the awarding authority makes a finding to the same effect and language is included in the Notice Inviting Bids. The Notice Inviting Bids includes language describing this finding.

A list of specific brand names and qualified purposes in accordance with the California Public Contract Code is provided in Enclosure B.

The contract award will comply with applicable Federal and State requirements and Board policies and mandates. The contract documents will require the contractor to comply with these same requirements, policies, and mandates. The construction contract will be in the form previously reviewed and approved by County Counsel.

As required by Board Policy No. 5.140, information, such as defaulted contracts with the County, complaints filed with the Contractors State License Board, labor violations, and debarment actions will be considered before a contract is awarded.

Documents related to award of this contract will be available at Los Angeles County Public Works, Project Management Division III, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the project will require that at least 30 percent of the California construction labor hours be performed by qualified Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers. The project will also include a jobs coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

Effective June 7, 2023, Countywide Community Workforce Agreement (CWA) applies to projects with an estimated construction contract value of \$5,000,000 or greater. Provisions of the CWA will not be applied to this contract if the estimated construction contract value is below the threshold. Provisions of the CWA will be applied to this contract if the estimated construction contract value is above the threshold. The contractor and all subcontractors must comply with all terms and conditions of the Countywide CWA which, among other things, increases work opportunities for those seeking to start a new career in the construction industry and promotes the hiring of underrepresented individuals on the project.

On January 11, 2022, the Board approved guidelines for the acceptance of grants up to \$5,000,000. These guidelines include a requirement that Public Works prepare a grant management statement for review before they carry out the activities covered under the grant.

DWR awarded \$1,000,000 to the District from the Proposition 1 Integrated Regional Water Management Grant Program to construct the project under the name Emergency Source of Water Supply Connection (Las Virgenes Connection). DWR will reimburse eligible costs in accordance with program guidelines, up to and not exceeding the total awarded amount of \$1,000,000. Additionally, the United States Federal Emergency Management Agency will reimburse up to \$4,893,885 to the District from the Hazard Mitigation Grant Program to construct the project under the name Los Angeles County Encinal Canyon Seismic Emergency Water Source Supply Connection.

ENVIRONMENTAL DOCUMENTATION

The recommended actions are within the scope of the project in the previously certified Final District No. 29 Priority Capital Deficiencies Improvements EIR. The proposed Encinal Canyon Road Emergency Interconnection project is within the assumptions for

construction and operation analyzed in the Final EIR. The District reviewed the updates to the project's original scope, including additional pipeline installation and an alternate staging area, and determined that these updates are not substantial and considered minor technical changes to the scope described in the Final EIR. As the lead agency, the District determined that none of the conditions in the California Environmental Quality Act (CEQA) Guidelines, Sections 15162-15164, would occur that would require preparation of a subsequent, supplemental, or an addendum to the EIR or further environmental documentation under CEQA. The Monitoring and Mitigation Reporting Program adopted with the certified Final EIR will continue to apply and is incorporated in the proposed project. As applicable, the Monitoring and Mitigation Reporting Program ensures that all environmental impacts remain less than significant, and no new or substantially more severe impacts would occur than those analyzed in the certified Final EIR. There are no changes that require further review under CEQA.

Upon the Board's approval of the project, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the California Public Resources Code and will post the notice to the County's website in accordance with Section 21092.2. The required fee to the California Department of Fish and Wildlife was paid for the previously certified EIR.

The previously certified Final EIR is available and can be viewed at 1000 South Fremont Avenue, Building A9-E, 4th Floor, Alhambra, CA 91803, as well as <https://pw.lacounty.gov/core-service-areas/uploads/2024/02/Final-EIR.pdf>. The location of the documents and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter is <https://pw.lacounty.gov/www/web/SystemImprovements/DistrictNo29.aspx>.

The custodian of such documents and materials is the Civil Engineer for the Capital Projects unit in Waterworks Division.

CONTRACTING PROCESS

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy, the contract documents will require that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers.

To increase contractor awareness of Public Works' program to contract work out to the private sector, this project will be listed on both the County's "Doing Business with Los Angeles County" and "Do Business with Public Works" websites for open bids:

<https://lacounty.gov/business/doing-business-with-la-county/>

<http://pw.lacounty.gov/general/contracts/opportunities>

Additionally, the contract solicitation will be advertised through web-based and social media platforms.

In order to increase opportunities for small businesses, Public Works will be offering preference to Local Small Business Enterprises in compliance with Los Angeles County Code, Chapter 2.204.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

When the project is completed, it will have a positive impact by enhancing services in the area by connecting the region to LVMWD, allowing for additional water supply during emergencies. This will allow the community to be better prepared for emergencies such as wildfires. Additionally, this project will improve water quality for LVMWD customers.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Project Management Division III.

Respectfully submitted,

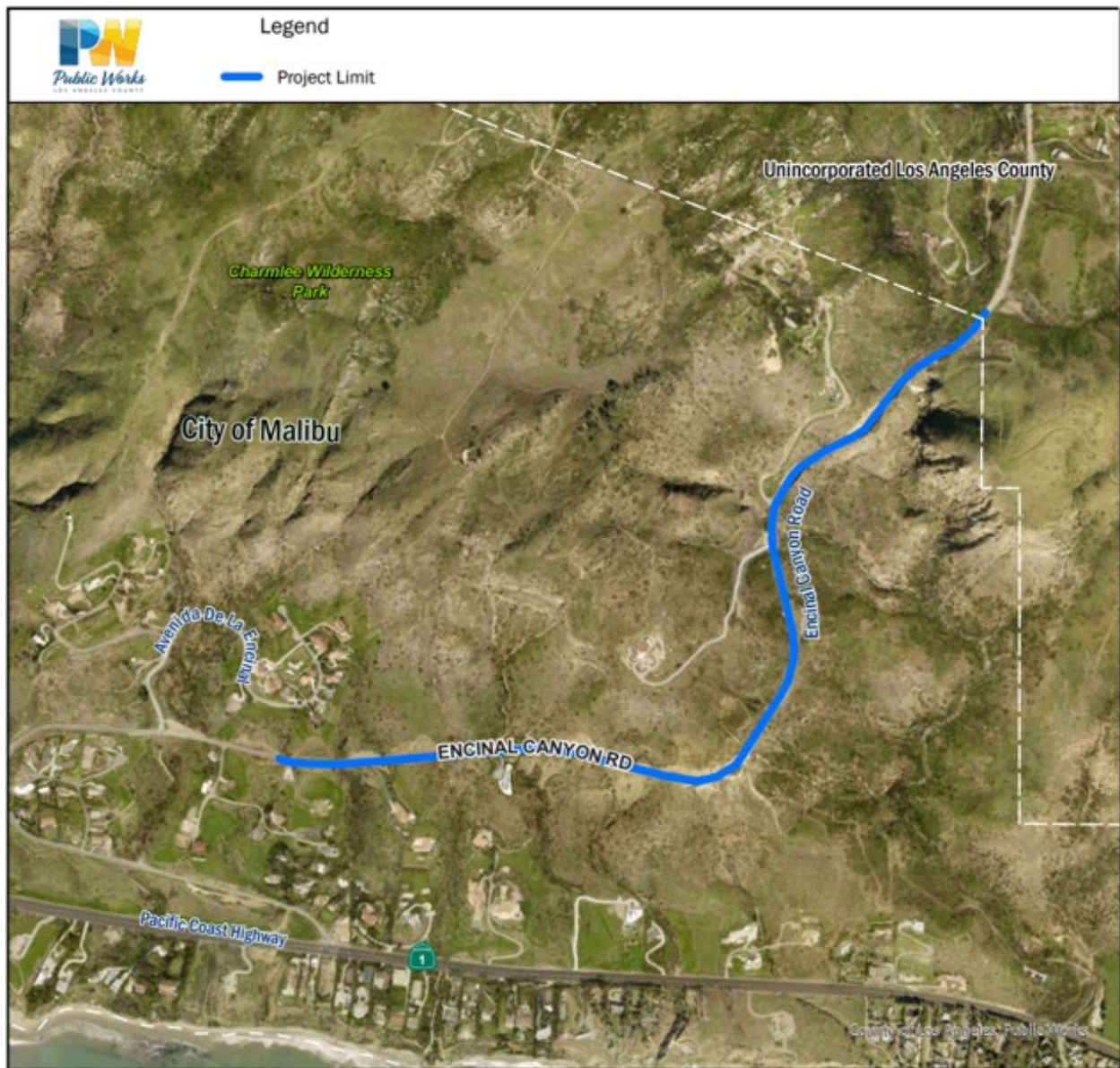
MARK PESTRELLA, PE
Director of Public Works

MP:KF:ma

Enclosures

c: Chief Executive Office (Christine Frias)
County Counsel
Executive Office, Board of Supervisors
Internal Services (Countywide Contract Compliance)

**ENCINAL CANYON ROAD EMERGENCY INTERCONNECTION
PROJECT ID NO. WWD2900082**



PROJECT NAME: Encinal Canyon Road Emergency Interconnection

PROJECT ID NO.: WWD2900082

List of specific brand names in accordance with California Public Contract Code Section 3400:

	Item/Category	Manufacturer	Model	Public Contract Code 3400 Justification*	Detailed Justification
1.	8-inch Pressure Reducing Valve	Cla-Val	90G-01BCSYPKC DBX D/S	(2)	Waterworks Division (WWD) staff are trained with, and only use, Cla-Val products. WWD only carries these valves in its maintenance inventory.
2.	8-inch Pressure Reducing Valve	Cla-Val	49G-03MODGABC SYPKCDBX D/S	(2)	WWD staff are trained with, and only use, Cla-Val products. WWD only carries these valves in its maintenance inventory.
3.	2-inch Pressure Relief & Sustaining Valve	Cla-Val	50G-01BPKCDBX DS	(2)	WWD staff are trained with, and only use, Cla-Val products. WWD only carries these valves in its maintenance inventory.
4.	2-inch Pressure Reducing Valve	Cla-Val	49G-03MODGABC SYPKCDBX D/S	(2)	WWD staff are trained with, and only use, Cla-Val products. WWD only carries these valves in its maintenance inventory.
5.	2-inch Pressure Reducing Valve	Cla-Val	90G-01BCSYPKC DBX D/S	(2)	WWD staff are trained with, and only use, Cla-Val products. WWD only carries these valves in its maintenance inventory.

ENCLOSURE B
November 4, 2025

6.	2-inch HP Turbine Meter	Neptune	High Performance Turbine Meter, ProCoder V5 R900i, CF with 6-foot antenna	(2)	Specific meter requested by Las Virgenes Municipal Water District due to interconnection with their agency.
7.	8-inch HP Turbine Meter	Neptune	High Performance Turbine Meter, ProCoder V5 R900i, CF with 6-foot antenna	(2)	Specific meter requested by Las Virgenes Municipal Water District due to interconnection with their agency.
8.	Standard Pressure Water Meter	Neptune	T-10 w/ R900 meter interface unit (MIU)	(2)	WWD staff are trained with, and use, the Neptune Meter for customer water service connections and to maintain uniformity of meter type used throughout the District.

*(1) In order that a field test or experiment may be made to determine the product's suitability for future use. (2) In order to match other products in use on a particular public improvement either completed or in the course of completion. (3) In order to obtain a necessary item that is only available from one source. (4) (a) In order to respond to an emergency declared by a local agency, but only if the declaration is approved by a four-fifths vote of the governing board of the local agency issuing the Invitation for Bid or Request for Proposals; and (b) In order to respond to an emergency declared by the State, a State agency, or political subdivision of the State, but only if the facts setting forth the reasons for the finding of the emergency are contained in the public records of the authority issuing the Invitation for Bid or Request for Proposals.

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025	
BOARD MEETING DATE	11/4/2025	
SUPERVISORIAL DISTRICT AFFECTED	☐ All ☐ 1 st ☐ 2 nd ☐ 3 rd ☐ 4 th ☒ 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	CP High Desert Mental Health Urgent Care Center Delayed Egress Project	
PROGRAM	N/A	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☒ Yes ☐ No	
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why: N/A	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☒ Yes ☐ No – Not Applicable If unsure whether a matter is subject to the Levine Act, e-mail your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board letter.	
DEADLINES/ TIME CONSTRAINTS	The recommendations are urgent as they will improve safety while exiting during an emergency.	
COST & FUNDING	Total cost: \$352,000	Funding source: Mental Health Services Act, Capital Facilities
	TERMS (if applicable): N/A	
	Explanation: N/A	
PURPOSE OF REQUEST	Public Works is seeking Board approval to establish and approve the High Desert Mental Health Urgent Care Center Delayed Egress Project, approve associated appropriation adjustment, and authorization to use a Board-approved Job Order Contract for delivery of the project.	
BACKGROUND (include internal/external issues that may exist including any related motions)	During licensing of the previously completed High Desert Mental Health Urgent Care Center Project, discrepancies with the use of the space were identified that will require modifications to the egress hardware. The delayed egress project consists of replacement of door hardware and electronic security upgrades at patient care areas.	
EQUITY INDEX OR LENS WAS UTILIZED	☐ Yes ☒ No If Yes, please explain how: N/A	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☐ Yes ☒ No If Yes, please state which one(s) and explain how: This project supports Board priority No. 7, Sustainability, by investing in County buildings to provide improved public services and workforce environments that will lead to increased productivity.	
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Vincent Yu, Deputy Director, (626) 458-4010, cell (626) 614-7217, vyu@pw.lacounty.gov	



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

November 4, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
HIGH DESERT MENTAL HEALTH URGENT CARE CENTER
DELAYED EGRESS PROJECT
ESTABLISH AND APPROVE CAPITAL PROJECT
APPROVE PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT AND
AUTHORIZE USE OF A JOB ORDER CONTRACT
SPEC. 2676; CAPITAL PROJECT NO. 8A146
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 5)
(4-VOTES)**

SUBJECT

Public Works is seeking Board approval to establish and approve the High Desert Mental Health Urgent Care Center Delayed Egress Project and budget, approve an appropriation adjustment, and authorize the use of a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed High Desert Mental Health Urgent Care Center Delayed Egress Project exempt from California Environmental Quality Act for the reasons stated in this Board letter and in the record of the proposed project.

2. Establish and approve the High Desert Mental Health Urgent Care Center Delayed Egress Project, Capital Project No. 8A146, with a total project budget of \$352,000.
3. Approve the Fiscal Year 2025-26 appropriation adjustment in the amount of \$352,000 to fully fund the High Desert Mental Health Urgent Care Center Delayed Egress Project.
4. Authorize the Director of Public Works or his designee to deliver the High Desert Mental Health Urgent Care Center Delayed Egress Project using a Board-approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find the proposed High Desert Mental Health Urgent Care Center (MHUCC) Delayed Egress Project exempt from the California Environmental Quality Act (CEQA); establish and approve Capital Project No. 8A146; approve a project budget of \$352,000 and related appropriation adjustment; and authorize Public Works to deliver the High Desert Mental Health Urgent Care Center Delayed Egress Project using a Board-approved Job Order Contract (JOC).

Background

In September 2020, Public Works completed construction of High Desert MHUCC. Upon the start of operations by the Department of Mental Health, the Los Angeles County Fire Department performed a comprehensive review of the facility, as required for licensing. The review identified discrepancies between the actual use and the intended use of various spaces from the original design. Specifically, the locking system was identified to be incompatible with the use of the building based on licensing requirements and needs to be redesigned and changed.

The proposed project would include replacing the door hardware and upgrading electronic security at patient care areas, which will enhance patient safety, secure the necessary fire clearance for operation, reduce County liability, and ensure that the MHUCC can continue to deliver urgent mental health services to the community in a safe, compliant, and lawful manner.

Public Works completed the design for the proposed MHUCC Delayed Egress Project using a Board-approved on-call architectural/engineering firm. Public Works is now seeking approval to use a Board-approved JOC contractor to perform the modifications to the existing delayed egress hardware.

Upon the Board's approval of the recommended actions, construction is anticipated to begin in November 2025 and be substantially completed in March 2026.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 1, Make Investments that Transform Lives, Focus Area Goal A, Healthy Individuals and Families, Strategy ii, Improve Health Outcomes, by promoting comprehensive and inclusive care through investments in public healthcare infrastructure that enhance the quality and delivery of healthcare services to Los Angeles County residents; and North Star 3, Realize Tomorrow's Government Today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by evaluating our current Capital Projects and identifying the need to replace or modernize legacy/obsolete infrastructure.

By investing in public healthcare infrastructure improvements, it will enhance the quality and delivery of healthcare services to the residents of Los Angeles County, in particular the North County region.

FISCAL IMPACT/FINANCING

The total project budget is \$352,000, which includes construction, change order contingency, plans and specifications, permit fees, consultant services, inspection services, and County services. The proposed project schedule and budget are included in Enclosure A.

This project is fully funded by the Mental Health Services Act, Capital Facilities. Approval of the appropriation adjustment (Enclosure B) will fully fund this project. There is no net County cost impact associated with this recommendation.

Operating Budget Impact

Following completion of the project, Mental Health anticipates no impact to its operating budget, nor does this action require a budget adjustment.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Board's Civic Arts Policy amended on August 4, 2020, requires refurbishment projects to include 1 percent of the eligible design and construction costs to be allocated to the Civic Art Fund. However, projects less than \$500,000 are exempt from this policy;

therefore, the proposed High Desert MHUCC Delayed Egress Project is exempt from Civic Art Fund allocation.

The project is subject to Board Policy 5.270, Countywide Local and Targeted Worker Hiring.

The proposed project will support the Board's Green Building/Sustainable Design Program policy by minimizing the amount of demolition materials disposed of in landfills during construction and incorporating energy efficient equipment.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from the provisions of CEQA. The work consists of repair and remodeling work to an existing building housing warehouse, laboratory, and office space, and therefore is within certain classes of project that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301 (a), (d), and (l); and 15302 (c) of the CEQA Guidelines and Classes 1 (c), (d), and (l); and 2 (e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for repair, refurbishment, replacement, and minor alterations of existing facilities involving negligible or no expansion of an existing use and where replacement features will have the same purpose and capacity.

Additionally, the project will comply with applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, and is not part of the listing on hazardous waste sites pursuant to Government Code Section 65962.5, and no indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable based on the records of the proposed project.

Upon the Board's approval of the project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse at the Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the notice to its website in accordance with Section 21092.2.

CONTRACTING PROCESS

Public Works completed the design of the project using the same Board-approved, on-call architectural/engineering firm and is recommending the use of a Board-approved JOC to complete construction of the project.

The Honorable Board of Supervisors
November 4, 2025
Page 5

The project scope of work includes repair work, and Public Works has determined that the use of a JOC is the most appropriate contracting method to deliver the project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current services at Los Angeles General Medical Center. Patient care services at the medical center will remain fully operational during construction.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Project Management Division I.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:GT:cg

Enclosures

c: Arts and Culture (Civic Art Division)
Auditor-Controller
Chief Executive Office (Capital Programs Division)
County Counsel
Executive Office, Board of Supervisors
Mental Health

CONSTRUCTION CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
HIGH DESERT MENTAL HEALTH URGENT CARE CENTER
DELAYED EGRESS PROJECT
ESTABLISH AND APPROVE CAPITAL PROJECT
APPROVE PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT AND
AUTHORIZE USE OF A JOB ORDER CONTRACT
SPEC. 2676; CAPITAL PROJECT NO. 8A146
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 5)
(4-VOTES)

CRISIS RESIDENTIAL TREATMENT PROGRAM PROJECT

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Construction Documents	June 2025*
Jurisdictional Approvals	October 2025
Construction Start	November 2025
Substantial Completion	March 2026
Final Acceptance	April 2026

*Completed Activity

II. PROJECT BUDGET SUMMARY

Project Activity	Budget
Hard Costs	
Construction (Job Order Contract)	\$170,000
Job Order Contract Fees	\$ 6,000
Change Order Contingency	\$ 43,000
Hard Costs Subtotal	\$219,000
Soft Costs	
Plans and Specification	\$ 35,000
Consultant Services	\$ 0
Miscellaneous Expenditure	\$ 6,000
Jurisdictional Review, Plan Check/Permits	\$ 25,000
County Services	\$ 67,000
Soft Costs Subtotal	\$133,000
TOTAL	\$352,000

BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

CLUSTER AGENDA REVIEW DATE	10/15/2025	
BOARD MEETING DATE	11/4/2025	
SUPERVISORIAL DISTRICT AFFECTED	☐ All ☐ 1 st ☒ 2 nd ☐ 3 rd ☐ 4 th ☐ 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	CP Martin Luther King, Jr. Medical Campus Transitional Age Youth Drop-In Center Project	
PROGRAM	N/A	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☒ Yes ☐ No	
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why: N/A	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	☒ Yes ☐ No – Not Applicable If unsure whether a matter is subject to the Levine Act, e-mail your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board letter.	
DEADLINES/ TIME CONSTRAINTS	Funding is required in November 2025 in order to complete the project in 2027 per American Rescue Plan Act funding requirements.	
COST & FUNDING	Total cost: \$18,100,000	Funding source: \$9,300,000 from the American Rescue Plan Act and \$8,800,000 from the Department of Mental Health Enterprise Fund.
	TERMS (if applicable): American Rescue Plan Act funds of \$9,300,000 are required to be expended by early 2027.	
	Explanation: N/A	
PURPOSE OF REQUEST	Approve the project, project budget, and associated appropriation adjustment; and award and execute the Design-Build contract and stipend consultant agreement.	
BACKGROUND (include internal/external issues that may exist including any related motions)	The proposed project includes the construction of a 9,000-square-foot Transitional Age Youth Drop-in Center that will provide young people ages 12-25 from the Willowbrook community and surrounding area with clinical services. On November 6, 2024, the Board established the Capital Project, with a project budget of \$2,070,000, and authorized Public Works to proceed with the make-ready work. The make-ready work, demolition of the Oasis Clinic, was completed in April 2025. Construction is anticipated to begin in May 2026 and be completed in August 2027.	
EQUITY INDEX OR LENS WAS UTILIZED	☒ Yes ☐ No If Yes, please explain how: The project will ensure that additional modern public healthcare infrastructure will be available to support the Martin Luther King, Jr. Medical Center to continue to be provide public services to a community that has been historically underserved.	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No If Yes, please state which one(s) and explain how: These recommendations support Board Priority No. 2 - Alliance for Health Integration by providing prevention, treatment, and healing services.	
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Vincent Yu, Deputy Director, (626) 458-4010, cell (626) 614-7217, vyu@pw.lacounty.gov	



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

November 4, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CONSTRUCTION-RELATED CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
MARTIN LUTHER KING, JR. MEDICAL CAMPUS
TRANSITIONAL AGE YOUTH DROP-IN CENTER PROJECT
APPROVE PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT
AWARD DESIGN-BUILD CONTRACT
SPECS. 7960; CAPITAL PROJECT NO. 8A055
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 2)
(4-VOTES)**

SUBJECT

Public Works is seeking Board approval of the project, project budget, and associated appropriation adjustment; and to authorize Public Works to award and execute the Design-Build contract and stipend consultant agreement for the Martin Luther King, Jr. Medical Campus Transitional Age Youth Drop-In Center Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Martin Luther King, Jr. Medical Campus Transitional Age Youth Drop-In Center Project is within the scope of the environmental impacts analyzed in the previously certified Final Environmental Impact Report and subsequently approved Addendum No. 6 for the Martin Luther King, Jr. Medical Campus Redevelopment.

2. Approve the project and project budget of \$18,100,000, for the Martin Luther King, Jr. Medical Campus Transitional Age Youth Drop-In Center Project, Capital Project No. 8A055, an increase of \$16,030,000 from the previous Board-approved amount of \$2,070,000 for the make ready work.
3. Approve the appropriation adjustment to transfer \$7,230,000 to the proposed Martin Luther King, Jr. Medical Campus Transitional Age Youth Drop-In Center Project, Capital Project No. 8A055, from the use of obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs; and \$8,800,000 from the use of obligated fund balance – Committed for Capital Facilities and Technological Needs in the Department of Mental Health's, Mental Health Services Act Fund, to the proposed Martin Luther King, Jr. Medical Campus Transitional Age Youth Drop-In Center Project.
4. Find that Milender White Construction Company, is the responsive and responsible proposer that submitted the most advantageous and best value proposal for the Martin Luther King, Jr. Medical Campus Transitional Age Youth Drop-In Center Project; and award and authorize the Director of Public Works or his designee to execute a Design-Build contract with Milender White Construction Company, for a not-to-exceed contract sum of \$12,276,013, plus a design completion allowance of \$500,000, for a maximum contract sum of \$12,776,013, contingent upon submission of acceptable performance and payment bonds, and evidence of the required insurance filed by Milender White Construction Company.
5. Authorize the Director of Public Works or his designee, with concurrence from the Chief Executive Office, to exercise control of the design completion allowance of \$500,000, including the authority to reallocate the allowance into the contract sum, as appropriate, in accordance with the contract requirements.
6. Approve and authorize the Director of Public Works or his designee to execute consultant services agreements for the stipend amount of \$50,000 with Bergman KPRS, LLC, the second highest ranked eligible Design-Build proposer, that met the stipend eligibility criteria in the Request for Proposals for preparation of proposal, funded by existing project funds.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the proposed Martin Luther King, Jr. Medical Campus (MLK) Transitional Age Youth (TAY) Drop-In Center Project, Capital Project No. 8A055, is within the scope of the impacts analyzed in the County's

previously certified Final Environmental Impact Report (FEIR) and subsequently approved Addendum No. 6 for the MLK Medical Center Redevelopment; approve the project, revised project budget, and associated appropriation adjustment; and award and authorize Public Works to execute the Design-Build (D-B) contract and stipend consultant agreement for the MLK Medical Campus TAY Drop-In Center.

Background

The County is proposing to construct a new TAY Drop-In Center that will provide young people ages 12-25 from the Willowbrook community and surrounding area with clinical services, including mental health, physical health, substance use prevention, as well as supported education and employment, and peer and family support on their own terms. This proposed 9,000-square-foot new building would be two stories and includes intake rooms, offices, conference facilities, open lounge areas, and group chat rooms.

On November 6, 2024, the Board established the MLK Medical Campus TAY Drop-In Center Project, Capital Project No. 8A055, with a budget of \$2,070,000 for completion of the make-ready project scope. The make-ready scope and demolition of the existing 6,000-square-foot single-story Oasis Clinic building was completed in April 2025.

The scoping documents for the proposed MLK Medical Campus TAY Drop-in Center were completed using a Board-approved, on-call architectural/engineering firm.

Construction is anticipated to begin in May 2026 and be completed in August 2027, if approved.

Design-Build Contract Award and Design Completion Allowance

The proposed project would be delivered using the D-B project delivery method. The recommended D-B contract with Milender White Construction Company is for a not-to-exceed contract sum of \$12,276,013 plus a design completion allowance of \$500,000 for a maximum contract sum of \$12,776,013. The design completion allowance will facilitate resolving issues identified during the design phase, including those related to the County's scoping documents, changes required by jurisdictional agencies, and unforeseen conditions discovered during the design effort.

Consultant Services Agreement

Under the D-B process, the County can use all aspects of submitted proposals by paying a stipend to each qualifying proposer that is not selected for contract award. Upon the

Board's approval, the second highest ranked proposer, Bergman KPRS, LLC, would be paid a stipend of \$50,000 pursuant to the consultant services agreement, which affords the County the right to use the information and ideas submitted by the proposer.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 1, Make investments that transform lives, Focus Area Goal A, Healthy Individual and Families, Strategy ii, Improve Health Outcomes, by promoting comprehensive and inclusive care through investments in public healthcare infrastructure that enhance the quality and delivery of healthcare services to Los Angeles County residents; and North Star 3, Realize Tomorrow's Government Today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by evaluating our current capital projects and identifying the need to replace or modernize obsolete infrastructure.

FISCAL IMPACT/FINANCING

The total project budget is estimated at \$18,100,000, an increase of \$16,030,000 from the previously approved budget of \$2,070,000 for the make-ready work. This includes scoping documents, design, consultant services, plan check, construction, change order contingency, Civic Art Allowance, and County Services. The project is funded by \$9,300,000 from the use of obligated fund balance Committed for American Rescue Plan (ARP)-Enabled Capital Programs and \$8,800,000 from the use of obligated fund balance – Committed for Capital Facilities and Technological Needs in the Department of Mental Health's, Mental Health Services Act Fund. The proposed project schedule and budget summaries are included in Enclosure A.

Approval of the appropriation adjustment (Enclosure B) will transfer \$7,230,000 to the proposed MLK Medical Campus TAY Drop-In Center Project, Capital Project No. 8A055, from the use of obligated fund balance Committed for ARP-Enabled Capital Programs, and \$8,800,000 from the use of obligated fund balance – Committed for Capital Facilities and Technological Needs in the Department of Mental Health's, Mental Health Services Act Fund to the proposed MLK Medical Campus TAY Drop-In Center Project.

There is no net County cost impact associated with the recommended actions.

Operating Budget Impact

Mental Health will request that the acquisition and installation of telephone, data, and low-voltage systems and installation (low-voltage items) be conducted by a Sielox Access

Control Master Agreement vendor. Specifically, all infrastructure systems to support all required furniture, furnishings, and equipment and other furniture, furnishings, and equipment items were noted in the contract documents shall be provided by Mental Health. Prior to the project turnover, Milender White shall provide training and commissioning to the County.

Following completion of the project, Mental Health would request and fund annual ongoing maintenance and operational costs, as needed, with departmental resources in future budget phases.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy, amended on August 4, 2020, the proposed project budget includes 1 percent of eligible design and construction costs in the amount of \$133,000 to be allocated towards Civic Art.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the project would require that at least 30 percent of the California construction labor hours be performed by Qualified Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers. The project would also include a jobs coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

Effective June 7, 2023, the Countywide Community Workforce Agreement (CWA) applies to projects with an estimated construction contract value of \$5,000,000 or greater. Therefore, CWA will apply to this project. The contractor and all subcontractors must comply with all terms and conditions of the CWA which, among other things, increases work opportunities for those seeking to start a new career in the construction industry and promotes the hiring of underrepresented individuals on the project.

The proposed project would support the Board's Green Building/Sustainable Design Program by incorporating drought-tolerant landscaping, water-efficient irrigation, energy-efficient lighting fixtures, and bioretention devices to reduce the impact to the environment.

ENVIRONMENTAL DOCUMENTATION

The purpose of Addendum No. 6 to the 2011 MLK Medical Center Redevelopment FEIR (2011 FEIR) was to evaluate the environmental effects associated with the construction and operation of the replacement of the 6,000-square-foot Oasis Clinic with a 9,000-square-foot building to house the TAY Drop-In Center. The Board certified the FEIR on October 11, 2011, and subsequently certified Addendum No. 6 on November 6, 2024. The recommended actions are within the scope of the impacts analyzed in the certified FEIR and Addendum No. 6, and there have been no substantial changes to the project or to the circumstances under which it will be undertaken that require further review or findings under the California Environmental Quality Act. These activities, which include the construction of a 9,000-square-foot building, are within the scope of work analyzed in the FEIR and certified Addendum No. 6. The Mitigation Monitoring and Reporting Program, Environmental Findings of Fact, and Statement of Overriding Considerations adopted at the time of FEIR certification will continue to apply.

The location of the documents and other materials constituting the record of the proceedings, upon which the Board's decision is based in this matter, including the certified Environmental Impact Report and Addendum, the Findings of Facts and Statement of Overriding Considerations are available, and the Mitigation Monitoring and Reporting Plan and can be viewed at Public Works, Project Management Division I, 900 South Fremont Avenue, 5th Floor, Alhambra, CA, 91803. The Custodian of the records is the Project Management Division I Project Manager.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk and with the State Clearinghouse at the Office of Land Use and Climate Innovation in accordance with Section 21152 (a) of the California Public Resources Code and will post the notice to its website pursuant to Section 21092.2.

CONTRACTING PROCESS

The D-B procurement was conducted in accordance with the D-B policy adopted by the Board on June 4, 2016, and pursuant to the requirements of California Public Contract Code Section 22164.

On November 7, 2024, Public Works issued the Request for Proposal (RFP) for D-B services. This contract opportunity was advertised on the County's "Doing Business with the County" and Public Works "Do Business with Public Works" websites and advertisements were placed in the *La Opinion*, *Los Angeles Daily Journal*, *Los Angeles*

Sentinel, Pasadena Star News, San Gabriel Valley Tribune, Santa Monica Daily Press, The Signal, World Journal, Daily Breeze, and Press Telegrams newspapers. Sixteen firms registered on the Public Works website for this RFP.

The first part of the RFP required prospective D-B firms to submit responses to the standardized prequalification questionnaire. Additionally, the RFP specified that the three highest scoring prequalified proposers would be short-listed and invited to participate in the second part of the RFP for submission of technical and cost proposals. On December 12, 2024, three firms submitted prequalification questionnaires. The questionnaires were reviewed by an evaluation committee consisting of representatives from the Mental Health and Public Works.

The three short-listed firms were Morillo Construction, Inc.; Bergman KPRS, LLC; and Milender White Construction Company.

On May 1, 2025, technical and cost proposals were received from the two of the three short-listed prequalified firms. One firm, Morillo Construction, Inc., declined. The two proposals were evaluated and ranked based on technical design and construction expertise, D-B team personnel and organization, proposed delivery plan and schedule, price, life cycle costs, CWA, and Local and Targeted Worker Hiring Program work plans, and acceptable safety record. The evaluation was completed without regard to race, creed, color, or gender.

Milender White's proposal received the highest score, was determined to be the best value in accordance with the provisions of the RFP.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current services. All services will be fully operational during construction. No specific outreach has been conducted for this project, and it is not anticipated to be controversial.

The Honorable Board of Supervisors
November 4, 2025
Page 8

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Project Management Division I.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:GT:jc

Enclosures

c: Arts and Culture (Civic Art Division)
Auditor-Controller
Chief Executive Office (Capital Programs Division)
County Counsel
Executive Office, Board of Supervisors
Health Services (Capital Projects Division)
Mental Health
Public Health

**CONSTRUCTION-RELATED CONTRACT
CONSTRUCTION MANAGEMENT CORE SERVICE AREA
MARTIN LUTHER KING, JR. MEDICAL CAMPUS
TRANSITIONAL AGE YOUTH DROP-IN CENTER PROJECT
APPROVE PROJECT BUDGET
APPROVE APPROPRIATION ADJUSTMENT
AWARD DESIGN-BUILD CONTRACT
SPECS. 7960; CAPITAL PROJECT NO. 8A055
FISCAL YEAR 2025-26
(SUPERVISORIAL DISTRICT 2)
(4-VOTES)**

I. PROJECT SCHEDULE SUMMARY

Project Activity	Scheduled Completion Date
Scoping Documents	December 2024*
Award Design-Build Contract	October 2025
Construction Documents	February 2026
Jurisdictional Approvals	April 2026
Construction Start	May 2026
Substantial Completion	August 2027
Project Acceptance	October 2027

*Actual Completion Date

II. PROJECT BUDGET SUMMARY

Project Budget Category	Board Approved Budget (11/06/2024)	Changes Since Previous Board Approved Budget	Revised Budget
Construction	\$ 404,000	\$12,793,000	\$13,197,000
Construction Contingency	\$ 40,000	\$ 1,238,000	\$ 1,278,000
Design-Build Proposers Stipend	\$ 0	\$ 50,000	\$ 50,000
Utility Connection Fees	\$ 10,000	\$ 65,000	\$ 75,000
Civic Art		\$ 133,000	\$ 133,000
Construction Subtotal	\$ 454,000	\$14,279,000	\$14,733,000
Plans and Specifications	\$ 713,000	\$ 48,000	\$ 761,000
Consultant Services	\$ 315,000	\$ 373,000	\$ 688,000
Miscellaneous Expenditures	\$ 0	\$ 20,000	\$ 20,000
Jurisdictional Review/Plan Check/Permits	\$ 8,000	\$ 355,000	\$ 363,000
County Services	\$ 580,000	\$ 955,000	\$ 1,535,000
Soft Cost Subtotal	\$1,616,000	\$ 1,751,000	\$ 3,367,000
TOTAL PROJECT COST	\$2,070,000	\$16,030,000	\$18,100,000

PINK

BA FORM 10142022

BOARD OF SUPERVISORS
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November 04, 2025

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF MENTAL HEALTH

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2025-26

4 - VOTES

SOURCES

USES

MENTAL HEALTH SERVICES ACT (MHSA) FUND

BT1-304M

COMMITTED FOR CAPITAL FACILITIES & TECHNOLOGICAL NEEDS

DECREASE OBLIGATED FUND BALANCE 8,800,000

MENTAL HEALTH SERVICES ACT (MHSA) FUND

BT1-MH-6100-41189

OTHER FINANCING USES

INCREASE APPROPRIATION 8,800,000

MENTAL HEALTH

MLK JR. MEDICAL CAMPUS TAY DROP-IN CENTER

A01-CP-96-9919-65039-8A055

OPERATING TRANSFERS IN - CAPITAL PROJECTS

INCREASE REVENUE 8,800,000

MENTAL HEALTH

MLK JR. MEDICAL CAMPUS TAY DROP-IN CENTER

A01-CP-6014-65039-8A055

CAPITAL ASSETS - B & I

INCREASE APPROPRIATION 16,030,000

GENERAL FUND

A01-304Q

COMMITTED FOR AMERICAN RESCUE PLAN-ENABLED CAPITAL PROGRAMS

DECREASE OBLIGATED FUND BALANCE 7,230,000

SOURCES TOTAL \$ 24,830,000

USES TOTAL \$ 24,830,000

JUSTIFICATION

Reflects an increase of \$16,030,000 in appropriation for the Martin Luther King, Jr. Medical Campus, Transition-Age Youth Drop-In Center, Capital Project No. 8A055, fully funded by \$7,230,000 from the use of obligated fund balance Committed for American Rescue Plan-Enabled Capital Programs and \$8,800,000 from the use of obligated fund balance - Committed for Capital Facilities and Technological Needs in the Department of Mental Health's Mental Health Services Act Fund.

AUTHORIZED SIGNATURE

RIMMI HUNDAL, M.A., CHIEF DEPUTY DIR.

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

☐

ACTION

☐

RECOMMENDATION

AUDITOR-CONTROLLER

BY

B.A. NO.

DATE

☐

APPROVED AS REQUESTED

☐

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

DATE

MOTION BY SUPERVISOR LINDSEY P. HORVATH

November 4, 2025

Adopting the 2025 OurCounty Sustainability Plan: A Comprehensive Vision for Los Angeles County’s Continued Environmental Health and Success

On August 6, 2019, the Board of Supervisors (Board) voted unanimously to adopt the County’s first-ever sustainability plan. The OurCounty Sustainability Plan (the Plan) provides a comprehensive, long-term, and coordinated approach to sustainability issues in the County, grounded in the coequal values of equity, environment, and economy. Regional in scope, the Plan is a guide for County departments, cities, and partners to improve the well-being of communities, improve the health of the natural environment, and adapt to a changing climate. The Plan addresses both traditional environmental issues and topics such as land use, transportation, housing, displacement, and workforce and economic development. At its center, the Plan is focused on people, especially those communities that have historically borne the brunt of environmental harm and deserve our intentional investment.

Since its adoption, the region has experienced profound challenges, from the COVID-19 pandemic to devastating wildfires, all set against the backdrop of changing federal priorities. In all, over 80 percent of the Plan’s priority actions were achieved or are on track to be achieved by the assigned time horizon. Notable progress included the

MOTION

SOLIS	_____
MITCHELL	_____
HORVATH	_____
HAHN	_____
BARGER	_____

landmark ordinance phasing out oil and gas extraction in unincorporated LA County, transitioning hundreds of thousands of energy customers to 100 percent renewable power through the Clean Power Alliance, investing nearly \$1 billion in multi-benefit stormwater capture programs to store and reuse water, and adoption of the Tenant Right to Counsel Ordinance and Rental Housing Habitability Ordinances to ensure safe and stable homes for renters. The County also established the nation's first Youth Climate Commission, elevating the leadership of young people in shaping climate solutions and ensuring that intergenerational equity is embedded in County decision-making. These are just some of the many tangible actions taken to advance health, equity, and resilience in the region.

While significant progress has been made, the County must continuously address gaps and elevate its ambition, which is why, when the Board adopted the Plan, it also directed the Chief Sustainability Office (CSO) to update the Plan on a five-year cycle. A 14-month extension was approved by the Board in January 2024 to better align the release with the Plan's milestones and the annual reporting cycle.

The CSO spent an additional year and a half developing the 2025 OurCounty Plan. This was done through a multi-phased effort involving a stocktaking of progress, community engagement, and public review. The CSO collaborated closely with the County Sustainability Council whose primary role is to coordinate County departments in support of the development, implementation, monitoring, and ongoing reporting of the Plan's progress. Community engagement involved a variety of outreach methods, including pop-up tabling events, a countywide survey, and a series of topical workshops. Engagement focused on lifting up voices from frontline and underserved communities to ensure their perspectives shaped the final Plan. Even more robust than

the original 2019 plan, in total, 3,625 community surveys were taken, over 360 people attended eight in-person and virtual workshops, and over 250 public comments were received on the draft 2025 OurCounty Plan. All this feedback guided the development of the final 2025 OurCounty Plan.

Built on the foundational work of the original 2019 Plan, the 2025 OurCounty Plan maintains the 12 visionary goals, while streamlining strategies and updating or adding dozens of new actions. In particular, climate resilience work was elevated in the 2025 OurCounty Plan to recognize pronounced risks, enhance intergovernmental coordination, and launch new efforts to keep County residents safe and thriving. In total, 57 actions related to extreme heat, wildfire, inland flooding, coastal flooding, and drought make up the climate resilience initiative.

The goals, strategies, and actions identified in the 2025 OurCounty Plan involve all County residents, impact our 88 cities, and will require engagement from every County department. It is a roadmap to a more healthy, prosperous, safe, and equitable Los Angeles County, despite legacy pollution, inequality, and a dangerously changing climate. The original OurCounty Plan strategies were similarly ambitious, and yet, the County rose to the occasion and made tremendous progress in over the past five years. As we emerge from the January 2025 fires, the worst natural disaster in Los Angeles County's history, we owe it to those recovering, and to rising generations, to affirm this bold vision for a sustainable, resilient, and inclusive future.

I, THEREFORE, MOVE that the Board of Supervisors of the County of Los Angeles:

1. Adopt the 2025 OurCounty Plan as a strategic vision for the future sustainability of Los Angeles County, replacing the previous OurCounty Plan adopted in 2019 as

the NorthStar for the County's sustainability work, including as referenced in Board Policy, the Board-directed priority of Sustainability, Management Appraisal Performance Plan (MAPP) goals, the County's state and federal legislative agenda, and County budgeting processes.

2. Direct the Chief Sustainability Office (CSO) to add newly established departments and offices, including the Department of Economic Opportunity, Anti-Racism Diversity and Inclusion, Department of Youth Development, Department of Aging and Disability, and the Department of Homeless Services and Housing to the County Sustainability Council Leadership Committee.
3. Direct the Departments of Public Works, Parks and Recreation, Regional Planning, Internal Services (ISD), Public Health, Beaches and Harbors, and other relevant departments, to designate an individual to oversee OurCounty-related budget requests and work with the CSO and Chief Executive Office in preparing and advancing their submission.
4. Direct ISD to update and publish the municipal greenhouse gas inventory every five years and use its results to inform efforts to ensure continued progress towards carbon neutral County operations goals, including through setting investment targets in the Climate Budget and Municipal Climate Action Plan.
5. Grant delegated authority to the CSO to apply for and accept OurCounty-related grants for a five-year term.
6. Direct the CSO to report annually to the Board on implementation of the OurCounty Sustainability Plan.

7. Direct the CSO to work with stakeholders and County departments through the Sustainability Council to fully update and revise the OurCounty Sustainability Plan on a five-year cycle.

#

LPH:ao,ee

November 4, 2025

**ADOPTING THE 2025 OURCOUNTY SUSTAINABILITY PLAN:
A COMPREHENSIVE VISION FOR LOS ANGELES COUNTY'S
CONTINUED ENVIRONMENTAL HEALTH AND SUCCESS
SD-3**

This Motion has a large attachment.
Click on link to access:

[OurCounty Update Public Draft FINAL](#)