

**ORDINANCE NO. 334**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA, ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTION 50022.2 AND 50022.9 THE LOS ANGELES COUNTY VERSIONS OF THE 2014 CALIFORNIA BUILDING AND SAFETY CODE (TITLE 26, LOS ANGELES COUNTY BUILDING CODE), THE 2014 CALIFORNIA ELECTRICAL CODE, (TITLE 27, LOS ANGELES COUNTY ELECTRICAL CODE), THE 2014 CALIFORNIA PLUMBING CODE (TITLE 28, LOS ANGELES COUNTY PLUMBING CODE), THE 2014 CALIFORNIA MECHANICAL CODE (TITLE 29, LOS ANGELES COUNTY MECHANICAL CODE), THE 2014 CALIFORNIA RESIDENTIAL CODE (TITLE 30, LOS ANGELES COUNTY RESIDENTIAL CODE), INCLUDING THE COUNTY'S LOCAL AMENDMENTS THERETO

**THE CITY COUNCIL OF THE CITY OF BRADBURY, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:**

**WHEREAS**, the 2013 California Building Code, 2013 California Electrical Code, 2013 California Plumbing Code, 2013 Mechanical Code, Code, 2013 Residential Code, have been published by the International Code Council and the California Building Standards Commission; and

**WHEREAS**, the City is required to adopt and amend as required by the California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, and California Residential Code; and

**WHEREAS**, the County of Los Angeles has adopted by reference and amended the 2013 California Building Code, the 2013 California Electrical Code, the 2013 California Plumbing Code, 2013 California Mechanical Code, California Residential Code, to create the 2014 Los Angeles County Building Code, 2014 Los Angeles County Electrical Code, 2014 Los Angeles County Plumbing Code, 2014 Los Angeles County Mechanical Code, and 2014 Los Angeles County Residential Code; and

**WHEREAS**, the City of Bradbury finds that the County's amendments to the State Code as set forth in the 2014 Los Angeles County Building Code, 2014 Los Angeles County Electrical Code, 2014 Los Angeles Plumbing Code, 2014 Los Angeles Mechanical Code, 2014 Los Angeles Residential Code, are necessary for Bradbury because of local climatic, geologic and/or topographic conditions; and

**WHEREAS**, the City of Bradbury believes that the findings made by the Los Angeles County Board of Supervisors are applicable to and consistent with the desire of the City of Bradbury to provide the most technically proficient and safest construction codes possible; and

**WHEREAS**, the Los Angeles County Building, Electrical, Mechanical, Plumbing and Residential Codes are widely used by cities throughout the County and used by the unincorporated communities within the County of Los Angeles; and

**WHEREAS**, the 2014 City of Bradbury Building Code shall be comprised of the following codes: the 2014 Los Angeles County Building Code, 2014 Los Angeles County Electrical Code, 2014 Los Angeles Plumbing Code, 2014 Los Angeles Mechanical Code, 2014 Los Angeles Residential Code, which includes County amendments to the State Building Codes.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BRADBURY HEREBY ORDAINS AS FOLLOWS:

**Section 1.** The City Council hereby finds that the foregoing recitations herein describe climatic, geological and topographical characteristics within the City of Bradbury, which result in the need to not only adopt by reference the amendment made by the County of Los Angeles to the 2013 California Building Code, 2013 California Electrical Code, 2013 California Plumbing Code, 2013 Mechanical Code, and 2013 Residential Code, have been published by the International Code Council and the California Building Standards Commission; and to modify further the 2014 Los Angeles County Building Code, 2014 Los Angeles County Electrical Code, 2014 Los Angeles County Plumbing Code, 2014 Los Angeles County Mechanical Code, 2014 Los Angeles County Residential Code, and 2014 to protect the public health, safety and welfare of the Bradbury community.

**Section 2.** The City Council hereby finds that the herein adoption of the Los Angeles County Building Code, Los Angeles County Electrical Code, Los Angeles County Plumbing Code, Los Angeles County Mechanical Code, and Los Angeles County Residential Code with amendments, is exempt from further environmental review under the provisions of the California Environmental Quality Act ("CEQA") pursuant to State Guideline Section 15061 (b)(3), which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The City Council finds from the evidence presented that it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment and a notice of exemption should be filed.

**Section 3.** Title 7, Chapter 1 (Building Code) is hereby repealed and replaced with new Title 7, Chapter 1 (Building Code) as shown in Exhibit "A."

**Section 4.** Title 7, Chapter 2 (Mechanical Code) is hereby repealed and replaced with new Title 7, Chapter 2 (Mechanical Code) as shown in Exhibit "B."

**Section 5.** Title 7, Chapter 3 (Electrical Code) is hereby repealed and replaced with new Title 7, Chapter 3 (Electrical Code) as shown in Exhibit "C."

**Section 6.** Title 7, Chapter 4 (Plumbing Code) is hereby repealed and replaced with new Title 7, Chapter 4 (Plumbing Code) as shown in Exhibit "D."

**Section 7.** Title 7, Chapter 5 (Residential Code) is hereby repealed and replaced with new Title 7, Chapter 5 (Residential Code) as shown in Exhibit "E."

**Section 8.** The City Council hereby finds that changes and modifications to the California Building Codes that have been enacted by this Ordinance are merely a continuation of similar changes and modifications made to earlier editions of such uniform codes, and all of such changes and modifications, whether previously enacted or enacted in this Ordinance, are reasonably necessary because of local climatic, geologic, and topographic conditions. In particular, the modifications to the California Building Code are reasonably necessary because of the local climate which is characterized by hot, dry summers, followed by strong Santa Ana winds and heavy winter rains which make structures particularly vulnerable to rapidly spreading, wind-driven fires and earth movement. Furthermore, the City is located near and over historic and active earthquake faults which require that special safety precautions be taken. Much of the City is located among steeply sloping, hilly areas which can create hazardous building conditions. Finally, the City's zoning ordinances and General Plan promote the preservation of natural shrubbery in addition to a great deal of landscaping. Canyon fires and other brush fires are a frequent and natural part of the Southern California ecosystem. Structures located in the City require additional protection against ignition from flying embers.

The City Council further finds that the modifications to the State Building Code in Title 26 of the Los Angeles County Code are reasonably necessary because of the local climatic, geological, and topographical conditions indicated in Exhibit A to Ordinance no. 334, which is incorporated herein by this reference.

The City Council further finds that the modifications to the State Plumbing Code in Title 28 of the Los Angeles County Code are reasonably necessary because of the local climatic and topographical conditions indicated in Exhibit B to Ordinance no. 334, which is incorporated herein by this reference.

The City Council further finds that the modifications to the State Building, Electrical, Mechanical, Plumbing, Building Standards and Residential Codes in Title 26, 27, 28, 29, 30 and 31 of the Los Angeles County Code regarding administrative provisions are necessary to allow the uniform application of the codes by procedures suited to the size and nature of the City's staff and administrative agencies by means suited to the City's experience with local climatic, geological, and topographical conditions and to provide sufficient staff support for the time-consuming inspections and analysis required by the City's fire and geological hazards.

Accordingly, the Council finds the modifications in this Ordinance to the California Building Code, Electrical Code, Mechanical Code, Plumbing Code,

Residential Code and Health Code to be necessary for the protection of the public health, safety, and welfare.

**Section 9.** The City Council hereby instructs the City Clerk to send a copy of this Ordinance to the California Department of Housing and Community Development, Division of Codes and Standards, 1803 3rd Street, Room 260, Sacramento, California 95811.

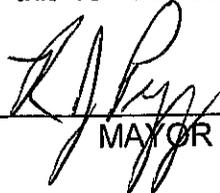
**Section 10.** To the extent the provisions of this Ordinance are substantially the same as previous provisions of the Bradbury Municipal Code, these provisions shall be construed as continuations of those provisions and not as new enactments.

**Section 11.** This Ordinance shall take effect thirty days after adoption and shall apply to all projects submitted for plan check on or after that date.

**Section 12.** Upon the effective date of this Ordinance, Ordinance No. 319 shall be deemed repealed and of no further force or effect.

**Section 13.** The City Council hereby declares that, should any provision, section, paragraph, sentence or words of this Ordinance or the Codes adopted hereby be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Ordinance and the Codes adopted hereby shall remain in full force and effect.

PASSED, APPROVED, AND ADOPTED this 18<sup>th</sup> day of February, 2014.

  
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MAYOR

ATTEST:

  
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CITY CLERK

I, Claudia Saldana, City Clerk for the City of Bradbury, hereby certify that the foregoing ordinance, being Ordinance No. 334, was duly passed, approved and adopted by the City Council of the City of Bradbury at a regular meeting held on the 18<sup>th</sup> day of February, 2014 by the following roll call vote:

AYES: Mayor Rycz, MPT Barakat, Councilmembers Hale and Lathvop  
NAYES: None  
ABSENT: Councilmember Lewis

  
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CITY CLERK