

**ORDINANCE NO. 2025-621**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AMENDING TITLE 15 OF THE HAWAIIAN GARDENS MUNICIPAL CODE BY REPEALING TITLE 15 CHAPTERS 15.04, 15.06, 15.08, 15.10, 15.12, 15.14 AND ADDING IN LIEU THEREOF NEW CHAPTERS 15.04, 15.06, 15.08, 15.10 15.12, 15.14 TO TITLE 15 OF THE HAWAIIAN GARDENS MUNICIPAL CODE, ADOPTING BY REFERENCE AND AMENDING THE 2025 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, AND RESIDENTIAL CODES.**

**WHEREAS**, the 2025 California Building Standards Codes (California Code of Regulations, Title 24) has been published on July 1<sup>st</sup> 2025 by the California Building Standards Commission and will become effective on January 1<sup>st</sup>, 2026; and

**WHEREAS**, the City of Hawaiian Gardens is permitted by California Health and Safety Code sections 17958.5 and 17958.7 to amend the California Code of Regulations Title 24 by adoption and amendment only prior to January 1, 2026 based on express findings because of local climatic, geologic, and/or topographic conditions; and

**WHEREAS**, the City of Hawaiian Gardens finds that the amendments to the California Building, Residential, Electrical, Mechanical, and Plumbing, are necessary and appropriate for the City of Hawaiian Gardens because of local climatic, geologic, and/or topographic conditions; and

**WHEREAS**, the City of Hawaiian Gardens finds that further administrative amendments are necessary to the 2025 California Building, Residential, Electrical, Mechanical, and Plumbing Codes; and

**WHEREAS**, the findings supporting the necessity for the amendments to building standards herein are contained in Attachment A to this ordinance in accordance with California Health and Safety Code Section 18941.5 and are incorporated by reference herein

**WHEREAS**, in accordance with Section 15061(b)(3) of Title 14 of the California Code of Regulations, the adoption of local amendments to the California Building Standards Code which amends the Hawaiian Gardens Municipal Code are exempt from the provisions of the California Environmental Quality Act.

**SECTION 1.** FINDINGS. The City Council finds that certain local climatic, geologic, and/or topographical conditions exist as follows:

City of Hawaiian Gardens 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 wood frame construction needed to be greatly improved. The Task Force recommended that structural plans be prepared by the engineer or architect. 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 wood frame buildings.

After due consideration, the City Council finds and determines that local climatic, geologic, and topographic conditions make modifications and changes to the 2025 Edition of the California Building Code reasonably necessary to provide sufficient and effective protection of life, health, and property. A summary of the applicable findings as they relate to each local amendment is attached hereto as Exhibit "A".

**SECTION 2. Amendment of Chapter 15.04** – Chapter 15.04 is amended in its entirety to read as follows:

## **Chapter 15.04 - ADMINISTRATION OF BUILDING CODES**

### **15.04.010 Purpose.**

The purpose of this section is to establish certain administrative procedures for the enforcement of building standards specific to the City. All other administrative provisions not addressed herein shall be governed by Chapter 1, Division II of the California Building Code, as incorporated by reference.

### **15.04.020 Permit required.**

No person shall erect, construct, enlarge, alter, repair, move, improve, remove, connect, convert, demolish, or equip any building, structure, or portion thereof, perform any grading, or cause the same to be done, without first obtaining a separate permit for each such building, structure or grading from the Building Official.

The issuance of a permit without first requiring a plan review shall not prevent the Building Official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

No person shall install, alter, repair, move, improve, remove, connect any automatic fire-protection system regulated by this Code, or cause the same to be done, without first obtaining a separate permit for each such building or structure from the Building Official. All structures and devices installed for the protection of pedestrians, regardless of location, are subject to the permit requirements of this section.

**15.04.030 Work exempt from permit.** 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 City Departments and State and federal agencies.

**A. Building: A building permit shall not be required for the following:**

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

1. Work not regulated by the Building Code, except where deemed necessary by the Building Official to enforce other Federal and/or State Laws, State disabled access requirements, or to enforce City ordinances or policies.
2. Painting; wallpapering; installing carpet, vinyl, tile, and similar floor coverings, cabinets, counter tops and similar finish work where disabled access requirements do not apply.
3. Repairing broken window glass not required by the Building Code to be safety or security glazing.
4. One-story detached accessory buildings used as tool and storage sheds, shade structures, pump houses, and similar uses, provided the gross floor area does not exceed 120 square feet (11.15 m<sup>2</sup>), the height does not exceed 12 feet (3.69 m), and the maximum roof projection does not exceed 24 inches (610 mm).
5. Chain-link, wrought-iron and similar fences not more than 12 feet in height.
6. Masonry, concrete, wood and similar fences not more than 6 feet in height.
  - a. Exception: Wood fences not more than 8 feet in height with 60 percent or more of the fence open and incapable of being loaded by wind.
7. Retaining walls that retain not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding a Class I, II, or III-A liquids.
8. Ground-mounted radio and television antenna towers that do not exceed 45 feet in height and ground-supported dish antennas not exceeding 15 feet in height above finished grade in any position.
9. Light standards which do not exceed 30 feet (9,144 mm) in height.
10. Flagpoles not erected upon a building and not more than 15 feet (4,572 mm) high.
11. Tanks not storing hazardous material as defined in the Fire Code provided that:
  - a. Steel tanks are supported on a foundation not more than 2 feet (610 mm) above grade and the overall height to diameter or width does not exceed 1½ times the diameter.
  - b. Water tanks constructed of materials other than steel, including cisterns and rain barrels, are supported directly on grade, the overall height to diameter or width does not exceed 1½ times the diameter, and the capacity does not exceed 5000 gallons (18925 L).

12. Gantry cranes and similar equipment.
13. Motion picture, television and theater stage sets and scenery.  
Buildings or structures constructed as part of a set or as scenery shall not be occupied or used for any other purpose.
14. A playhouse or tree house provided that:
  - a. It does not exceed 64 square feet (5.94 m<sup>2</sup>) in area nor 8 feet (2438 mm) in height from floor to roof.
  - b. The ceiling height as established by door height or plate line does not exceed 6 feet (1829 mm).
15. Canopies or awnings, completely supported by the exterior wall, attached to a Group R-3 or U Occupancy, and extending not more than 54 inches (1372 mm) from the exterior wall of the building, and not encroaching into the public right-of-way or any required fire separation distance specified by this Code.
16. Sheds, office or storage buildings, and other structures that are less than 1,500 square feet (139 m<sup>2</sup>) and incidental to work authorized by a valid grading or building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.
17. Oil derricks.
18. Decks, walks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below, and which are not part of an accessible route.
19. Prefabricated swimming pools and other bodies of water accessory to a Group R-3 Occupancy that are less than 18 inches (0.46 m) deep, or do not exceed 5,000 gallons (18,927 L) and are installed entirely above adjacent grade.
20. Playground equipment.
21. One-story detached animal cages and kennels, chicken coops, and animal pens provided the gross floor area does not exceed 300 square feet (27.9 m<sup>2</sup>) and the height does not exceed 6 feet (1.8 m) and at least one horizontal dimension does not exceed 12 feet (3.69 m).
22. Non-combustible livestock shelters provided that the gross floor area does not exceed 300 square feet (27.9 m<sup>2</sup>), the height does not exceed 12 feet (3.69 m), and at least 3 sides are each a minimum of 65 percent open.
23. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

**B. Electrical. An electrical permit shall not be required for the following:**

1. Minor repair work, such as the replacement of lamps, switches, receptacle devices, sockets, and the like, or the connection of portable motor and appliances to suitable receptacles which have been permanently installed.
2. The wiring for temporary theater, motion picture or television stage sets.

3. Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
4. Low-energy power, control, and signal circuits are not an integral part of an appliance and in which the power is limited from a source having a rated output of not more than 30 volts and 1,000 volt-amperes.
5. Temporary decorative lighting.
6. The installation of temporary wiring for testing or experimental purposes within suitable facilities.
7. Replacement of over-current devices of the same type and the same rating.
8. Portable generators, portable motors, appliances, tools, power outlets, and other portable equipment connected by means of a cord or cable having an attachment plug.
9. Private telephone, intercom, sound and communication systems; provided, however, that the above system(s) do not exceed the value as indicated in (c) and (d) of this section. A permit shall be obtained for the power supplies required by the above systems.

**C. Mechanical: A mechanical permit shall not be required for the following:**

1. Any portable heating appliance.
2. Any portable ventilating equipment.
3. Any portable cooling unit.
4. Any steam, hot, or chilled water piping within any heating or cooling equipment regulated by this Code.
5. Replacement of any component part or assembly of an appliance which does not alter its original approval and complies with other applicable requirements of this Code.
6. Any portable evaporative cooler.
7. Any refrigerating equipment which is a part of the equipment for which a permit has been issued pursuant to the requirements of this Code.
8. Any unit refrigerating system.

**D. Plumbing. A Plumbing permit shall not be required for the following:**

1. Clearing of stoppages and stopping of leaks which do not involve the replacement of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping or gas piping.
2. Change of residential plumbing fixtures which do not involve the replacement of the existing waste and vent piping excluding the trap, to include, residential toilets, residential bathroom hand sinks, bathtub and residential kitchen sinks.
3. Connection of any appliance approved for and intended to be connected by flexible gas piping to a gas shutoff valve which was previously permitted and inspected under a valid Plumbing permit.

#### **15.04.040 Expiration and Extension of Applications**

**A. Expiration of Applications.** A plan check application shall expire and become null and void if a permit is not issued within one (1) year from the date of application. Upon expiration, the Building Official may dispose of the submitted plans, calculations, and related documents. The Building Official may, at their discretion, grant one or more extensions of time, each not to exceed one hundred eighty (180) days, provided that:

1. The applicant submits a written request demonstrating that the delay was due to circumstances beyond the applicant's control.
2. For extensions requested prior to expiration, the request is submitted before the expiration date.
3. For extensions requested after expiration, the request is submitted within twelve (12) months following the date of expiration.
4. An extension fee, in an amount determined by the Building Official, not to exceed twenty-five percent (25%) of the original plan check fee, is paid for each extension; and
5. The total cumulative extension period shall not exceed two (2) years from the original expiration date, with extensions issued only in increments not exceeding one hundred eighty (180) days, and a separate extension fee required for each extension granted.
6. Any extension granted after expiration shall be deemed a continuation of the original application and shall not constitute a reissuance or a new application.
7. Once an application, including any extension thereof, has expired without further extension, the applicant shall file a new application, submit new plans and calculations, and pay all applicable fees in accordance with the codes and regulations then in effect.

**B. Expiration of Permits.** Every permit issued under the provisions of this Code shall expire by limitation and become null and void if any of the following conditions occur:

1. The work authorized by such permit is not commenced within one (1) year from the date of permit issuance; or
2. No required building inspection, as defined in this Code and as identified on the Job Record issued with the permit, is approved by the Building Official within one (1) year from the date of the last approved inspection.
3. Partial inspections, or inspections related solely to electrical, mechanical, plumbing, grading, or reroofing, shall not constitute a required building inspection unless such work is integral to the primary building permit.
4. Supplemental permits for electrical, grading, mechanical, plumbing, or reroofing shall remain valid so long as the associated primary building permit remains active.
5. The Building Official may, at their discretion, grant one or more extensions of time, each not to exceed one hundred eighty (180) days, to prevent or cure the expiration of a permit, provided that:

- a. The permittee submits a written request demonstrating that the delay in progress was due to circumstances beyond the permittee's control;
  - b. For extensions requested prior to expiration, the request is submitted before the expiration date;
  - c. For extensions requested after expiration, the request is submitted within twelve (12) months following the date of expiration; and
  - d. An extension fee, in an amount determined by the Building Official, not to exceed twenty-five percent (25%) of the original permit fee, is paid for each extension.
6. Multiple extensions may be granted to cover the requested period of time; however, each extension shall be issued in increments not exceeding one hundred eighty (180) days, and a separate extension fee shall apply to each extension granted.
  7. Any extension granted after expiration shall be deemed a continuation of the original permit and shall not constitute a reissuance or issuance of a new permit.
  8. If no extension is granted, the permit shall remain expired and no further work shall be performed under that permit. The permittee shall be required to submit a new permit application, including all required plans and calculations, and pay all applicable fees in accordance with the codes and regulations then in effect.

#### **15.4.50 Fees and Refunds.**

- A. Fees.** Notwithstanding the provisions of Chapters 15.06, 15.08, 15.10, 15.12, and 15.14, fees for plan checks, inspections and other miscellaneous services shall be based on the most current fees set forth by Los Angeles County, Building, Electrical, Mechanical and Plumbing Codes Fee Schedule and shall be increased by thirty (30) percent.
- B. Permit Fees.** Permit fees shall be as specified per section 15.04.050 (A) of this code. Permit fees shall be paid at the time of permit issuance. An inspection fee may be assessed for reinspection, as determined by the Building Official, for any of the following reasons:
  1. The portion of work for which inspection is requested is not complete;
  2. Corrections given are not completed;
  3. There is inadequate work site access preventing inspection;
  4. The inspection record card is not posted or otherwise available on the work site;
  5. The approved plans are not available for the inspector;
  6. Work has deviated from the approved plans and has not been approved by the Building Official.

This Section is not to be interpreted as requiring additional inspection fees the first time a job is rejected for failure to comply with the requirements of this Code.

To obtain re-inspection, the applicant shall pay the re-inspection fee in advance. as determined per the fee resolution.

**C. Plan Checking or Plan Review fees for Buildings or Structures.** When an application for a building permit is submitted for review, a fee shall be paid to the Building Official. Said fee shall be equal to 85 percent of the building permit fee as specified per section 15.04.050 (A) of this code. In addition to the aforementioned fees, the Building Official may require additional charges for review required by changes, additions or revisions of approved plans or reports, and for services beyond the first and second check due to changes, omissions or errors on the part of the applicant. The payment of said fees shall not exempt any person from compliance with other provisions of this Code. The fees specified in this Section are separate fees from the permit fees specified in Section 15.04.050 (B)

**D. Plan Check Fee Refunds.** Plan check fees may be refunded up to a maximum of eighty percent (80%) of the original plan check fee, provided that:

1. No plan review has been performed;
2. A written request for a refund is submitted to the Building Official within one (1) year from the date of payment;
3. The refundable amount exceeds the equivalent of the minimum fee for the review of drawings and data which are sufficient to determine nature and scope of work in lieu of submittal of plans and specifications, as determined by the current adopted fee schedule.
4. The Building Official shall determine eligibility and the amount of any refund in accordance with these provisions.

**E. Permit Fee Refunds.** Permit fees may be refunded to a maximum of eighty percent (80%) of the original permit fee, provided that:

1. No portion of the work authorized by the permit has commenced; and
2. The permit has been cancelled; and
3. A written request for refund is submitted to the Building Official within one (1) year from the date of permit cancellation or expiration; and
4. The refundable amount exceeds the equivalent of the minimum fee for the review of drawings and data which are sufficient to determine nature and scope of work in lieu of submitting plans and specifications, as determined by the current adopted fee schedule.
5. Permit issuance fees are non-refundable. The Building Official shall determine eligibility and the amount of any refund in accordance with these provisions.

#### **15.04.060 Valuation.**

The determination of value or valuation under any of the provisions of this code shall be made by the Building Official. Valuation shall be based on the type of construction, occupancy classification, and size of the project, and shall include all components of the permitted work, including structural elements, finishes, roofing, mechanical, electrical, plumbing, fire protection systems, and other permanently installed features or equipment.

In establishing valuation, the Building Official may reference the most current Building Valuation Data (BVD) published by the International Code Council or other similar industry data sources. These references are intended to provide a consistent and uniform basis for determining construction valuation for fee assessment purposes. The calculated valuation is not required to reflect actual or reported construction costs.

#### **15.04.070 Certificates.**

**A. Certificate of Occupancy.** Upon passing final inspection and demonstrating compliance with this Code, applicable laws, ordinances, rules, and regulations, and upon full payment of all required fees, the Building Official may issue a Certificate of Occupancy upon written request by the permit holder.

A Certificate of Occupancy shall include the following information:

- a. The building permit number;
- b. The address of the building or structure;
- c. A description of the portion of the building covered by the certificate;
- d. A statement that the described portion was inspected and found to comply with applicable codes and regulations for the intended occupancy and use classification;
- e. The date of final approval; and
- f. Any additional information deemed necessary by the Building Official.

**B. Temporary Certificate of Occupancy.** The Building Official may issue a Temporary Certificate of Occupancy for the use or occupancy of any portion of a building or structure prior to the completion of all permitted work, provided it is determined that no substantial hazard will result from such use or occupancy.

1. A Temporary Certificate of Occupancy shall:

- a. Specify the portion of the building or premises to be occupied;
- b. Be valid for an initial period of thirty (30) calendar days; and
- c. Be subject to a fee per 30-day period, as established by the adopted fee schedule.

2. If additional time is needed, the Building Official may, upon written request and justification, approve a longer duration by allowing multiple 30-day periods to be purchased in advance. The total authorized time shall be based on project-specific conditions and shall remain at the discretion of the Building Official.

3. Upon expiration of a Temporary Certificate of Occupancy and any approved extensions, no portion of the building or premises shall be occupied until final approval, or a Certificate of Occupancy is issued.

#### **15.04.080 Recordation Of Violation.**

**1. General.** The Building Official may record a notice with the County Recorder's Office that a property, building, or structure, or any part thereof, is in violation of any provision of this Code provided that the provisions of this Section are complied with. The remedy provided by this Section is cumulative to any other enforcement actions permitted by this Code.

**2. Recordation.** If (1) the Building Official determines that any property, building, or structure, or any part thereof is in violation of any provision of this Code; and if (2) the Building Official gives written notice as specified below of said violation; then the Building Official may have sole discretion to, at any time thereafter, record with the County Recorder's Office a notice that the property and/or any building or structure located thereon is in violation of this Code.

Following the recordation of the notice of violation the Building Official is not required to conduct an inspection or review of the premises to determine the continued existence of the cited violation. It is the responsibility of the property owner, occupant or other similarly interested private party to comply with the above provisions.

**3. Notice.** The written notice given pursuant to this Section shall indicate:

- a) The nature of the violation(s); and
- b) That if the violation is not remedied to the satisfaction of the Building Official, the Building Official may, at any time thereafter, record with the County Recorder's Office a notice that the property and/or any building or structure located thereon is in violation of this Code. The notice shall be posted on the property and shall be mailed to the owner of the property as indicated on the last equalized County Assessment roll. The mailed notice may be by registered, certified, or first-class mail.

**4. Rescission.** Any person who desires to have recorded a notice rescinding the notice of violation must first obtain the necessary approvals and permit(s) to correct the violation. Once the Building Official determines that the work covered by such permit(s) has been satisfactorily completed, the Building Official may record a notice rescinding the prior notice of violation.

**5. Costs.** Any person that violates any provision of this Code shall be responsible for the costs of any and all Code enforcement actions taken by the Building Official in response to such violations. These costs shall be based as specified per section 15.04.050 of this code.

**6. Work without Permit.** Whenever any work has been commenced without a permit as required by the provisions of this Code, a special investigation shall be made prior to the issuance of the permit. An investigation fee specified in section 15.04.050 of this code, shall be collected for each permit so investigated.

**Exception:** When the building official has determined that the owner-builder of a one- or two-family dwelling, accessory building or accessory structure had no knowledge that a permit was necessary and had not previously applied for a permit from the Building Division of the City, the investigation fee shall be as specified in section 15.04.050 of this code. The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

**7. Noncompliance Fee.** If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the building official shall have the authority to collect a noncompliance fee.

The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

**SECTION 3. Amendment to Chapter 15.06** Chapter 15.06 of the Municipal Code is hereby amended in its entirety to read as follows:

### **Chapter 15.06 - BUILDING CODE**

#### **15.06.010 Title.**

The ordinance codified in this chapter shall be known as the "Building Code of the City of Hawaiian Gardens" and may be cited as the "Building Code."

#### **15.06.020 Adoption of 2025 California Building Code.**

- A. Chapter 1, Division II through Chapter 35 and Appendices C, F, H, I, J, O, P and Q of 2025 California Building Code, Title 24 Part 2 of California Code of Regulations, are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein, except as revised by Section 15.06.030
- B. All of the regulations, provisions, conditions, and terms of said codes, together with their appendices, one copy of which will be on file and accessible to the public for inspection at the City Clerk's office, are hereby referred to, adopted and made part of this chapter as if fully set forth in this chapter with the exceptions, deletions, additions, and amendments thereto as set forth in this subchapter.
- C. The administration of the Building Code shall be as set forth in Chapter 15.04 of this Code.

#### **15.06.030 California Building Code Amendments.**

- A. Section 101.1 Title amended in its entirety to read:  
101.1 Title. These regulations shall be known as the Building Code of City of Hawaiian Gardens, hereinafter referred as "this code".
- B. The following sections of Chapter 1 Division II are deleted.

104.7, 105.2, 105.3.2, 105.5, 107.5, 109.3, 111.1, 111.2, 111.3

#### **15.06.040 Reserved**

#### **15.06.050 Penalty**

Every person violating any provision of this Code as adopted by reference by Section 15.06.020 or of any permit or license granted hereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction, thereof he or she shall be punishable by a fine not to exceed \$1,000.00 or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense. In addition, all enforcement provisions of Chapters 1.12 and 1.13 of this Code that do not conflict herewith shall be applicable.

#### **15.06.060 - Conflict.**

Whenever an apparent conflict or inconsistency exists between any provision of this Code as adopted in Section 15.06.020 and any provision of the Hawaiian Gardens Municipal Code, each provision shall be construed so as to supplement the other. In the event any apparently conflicting or inconsistent provisions may not reasonably be so construed, the provisions of the Hawaiian Gardens Municipal Code shall prevail.

#### **15.06.070 - No entitlements created hereby.**

The adoption hereby of this Code, as set forth in Section 15.06.020 shall not be construed for any purpose as creating any entitlement or authorizing any business or use which is prohibited by any provision contained in the Hawaiian Gardens Municipal Code.

#### **15.06.080 - Severability.**

The City Council hereby declares that should any provision, section, paragraph, sentence, or word of this chapter, or of the Codes adopted by reference in Section 15.06.020, 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 chapter and the adopted Codes shall remain in full force and effect.

**SECTION 4. Amendment to Chapter 15.08** Chapter 15.08 of the Municipal Code is hereby amended in its entirety to read as follows:

### **Chapter 15.08 - ELECTRICAL CODE**

#### **15.08.010 Title.**

The ordinance codified in this chapter shall be known as the "Electrical Code of the City of Hawaiian Gardens" and may be cited as the "Electrical Code."

#### **15.08.020 Adoption of 2025 California Electrical Code.**

- A. Article 89, Article 90, Chapters 1 through 9, and Annexes A, B, C, D, E, F, G, I, and J of the 2025 California Electrical Code, Title 24 Part 3 of California Code of Regulations, are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.
- B. All of the regulations, provisions, conditions, and terms of said codes, together with their appendices, one copy of which will be on file and accessible to the public for inspection at the City Clerk's office, are hereby referred to, adopted and made part of this chapter as if fully set forth in this chapter with the exceptions, deletions, additions, and amendments thereto as set forth in this subchapter.
- C. The administration of the Electrical Code shall be as set forth in Chapter 15.04 of this Code.

#### **15.08.030 Reserved**

#### **15.08.040 Penalty**

Every person violating any provision of this Code as adopted by reference by Section 15.08.020 or of any permit or license granted hereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction, thereof he or she shall be punishable by a fine not to exceed \$1,000.00 or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense. In addition, all enforcement provisions of Chapters 1.12 and 1.13 of this Code that do not conflict herewith shall be applicable.

#### **15.08.050 - Conflict.**

Whenever an apparent conflict or inconsistency exists between any provision of this Code as adopted in Section 15.08.020 and any provision of the Hawaiian Gardens Municipal Code, each provision shall be construed so as to supplement the other. In the event any apparently conflicting or inconsistent provisions may not reasonably be so construed, the provisions of the Hawaiian Gardens Municipal Code shall prevail.

#### **15.08.060 - No entitlements created hereby.**

The adoption hereby of this Code, as set forth in Section 15.08.020 shall not be construed for any purpose as creating any entitlement or authorizing any business or use which is prohibited by any provision contained in the Hawaiian Gardens Municipal Code.

#### **15.08.070 - Severability.**

The City Council hereby declares that should any provision, section, paragraph, sentence, or word of this chapter, or of the Codes adopted by reference in Section

15.08.020, 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 chapter and the adopted Codes shall remain in full force and effect.

**SECTION 5. Amendment to Chapter 15.10** Chapter 15.10 of the Municipal Code is hereby amended in its entirety to read as follows:

## **Chapter 15.10 - MECHANICAL CODE**

### **15.10.010 Title.**

The ordinance codified in this chapter shall be known as the "Mechanical Code of the City of Hawaiian Gardens" and may be cited as the "Mechanical Code."

### **15.10.020 Adoption of 2025 California Mechanical Code.**

- A. Chapter 1, Division II through Chapter 17 and Appendices B, C, and D of the 2025 California Mechanical Code, Title 24 Part 4 of California Code of Regulations, are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.
- B. All of the regulations, provisions, conditions, and terms of said codes, together with their appendices, one copy of which will be on file and accessible to the public for inspection at the City Clerk's office, are hereby referred to, adopted and made part of this chapter as if fully set forth in this chapter with the exceptions, deletions, additions, and amendments thereto as set forth in this subchapter.
- C. The administration of the Mechanical Code shall be as set forth in Chapter 15.04 of this Code.

### **15.10.030 Reserved**

### **15.10.040 Penalty**

Every person violating any provision of this Code as adopted by reference by Section 15.10.020 or of any permit or license granted hereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction, thereof he or she shall be punishable by a fine not to exceed \$1,000.00 or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense. In addition, all enforcement provisions of Chapters 1.12 and 1.13 of this Code that do not conflict herewith shall be applicable.

**15.10.050 - Conflict.**

Whenever an apparent conflict or inconsistency exists between any provision of this Code as adopted in Section 15.10.020 and any provision of the Hawaiian Gardens Municipal Code, each provision shall be construed so as to supplement the other. In the event any apparently conflicting or inconsistent provisions may not reasonably be so construed, the provisions of the Hawaiian Gardens Municipal Code shall prevail.

**15.10.060 - No entitlements created hereby.**

The adoption hereby of this Code, as set forth in Section 15.10.020 shall not be construed for any purpose as creating any entitlement or authorizing any business or use which is prohibited by any provision contained in the Hawaiian Gardens Municipal Code.

**15.10.070 - Severability.**

The City Council hereby declares that should any provision, section, paragraph, sentence, or word of this chapter, or of the Codes adopted by reference in Section 15.10.020, 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 chapter and the adopted Codes shall remain in full force and effect.

**SECTION 6. Amendment to Chapter 15.12** Chapter 15.12 of the Municipal Code is hereby amended in its entirety to read as follows:

**Chapter 15.12 - PLUMBING CODE**

**15.12.010 Title.**

The ordinance codified in this chapter shall be known as the "Plumbing Code of the City of Hawaiian Gardens" and may be cited as the "Plumbing Code."

**15.12.020 Adoption of 2025 California Plumbing Code.**

- A. Chapter 1, Division II through Chapter 17 and Appendices A, B, D, H, I, and J of the 2025 California Plumbing Code, Title 24 Part 5 of California Code of Regulations, are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.
  
- B. All of the regulations, provisions, conditions, and terms of said codes, together with their appendices, one copy of which will be on file and accessible to the public for inspection at the City Clerk's office, are hereby referred to, adopted and made part of this chapter as if fully set forth in this chapter with the exceptions, deletions, additions, and amendments thereto as set forth in this subchapter.

C. The administration of the Plumbing Code shall be as set forth in Chapter 15.04 of this Code.

### **15.12.030 Reserved**

### **15.12.040 Penalty**

Every person violating any provision of this Code as adopted by reference by Section 15.12.020 or of any permit or license granted hereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction, thereof he or she shall be punishable by a fine not to exceed \$1,000.00 or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense. In addition, all enforcement provisions of Chapters 1.12 and 1.13 of this Code that do not conflict herewith shall be applicable.

### **15.12.050 - Conflict.**

Whenever an apparent conflict or inconsistency exists between any provision of this Code as adopted in Section 15.12.020 and any provision of the Hawaiian Gardens Municipal Code, each provision shall be construed so as to supplement the other. In the event any apparently conflicting or inconsistent provisions may not reasonably be so construed, the provisions of the Hawaiian Gardens Municipal Code shall prevail.

### **15.12.060 - No entitlements created hereby.**

The adoption hereby of this Code, as set forth in Section 15.12.020 shall not be construed for any purpose as creating any entitlement or authorizing any business or use which is prohibited by any provision contained in the Hawaiian Gardens Municipal Code.

### **15.12.070 - Severability.**

The City Council hereby declares that should any provision, section, paragraph, sentence, or word of this chapter, or of the Codes adopted by reference in Section 15.12.020, 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 chapter and the adopted Codes shall remain in full force and effect.

**SECTION 7. Amendment to Chapter 15.14** Chapter 15.14 of the Municipal Code is hereby amended in its entirety to read as follows:

## **Chapter 15.14 - RESIDENTIAL CODE**

### **15.14.010 Title.**

The ordinance codified in this chapter shall be known as the "Residential Code of the City of Hawaiian Gardens" and may be cited as the "Residential Code."

#### **15.14.020 Adoption of 2025 California Residential Code.**

- A. Chapter 1, Division II through Chapter 10, Chapter 44 and Appendices BB, BF, BJ, CI AND CJ of the 2025 California Residential Code, Title 24 Part 2.5 of California Code of Regulations, are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code, and made a part of this code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein, except as revised by Section 15.14.030.
- B. All of the regulations, provisions, conditions, and terms of said codes, together with their appendices, one copy of which will be on file and accessible to the public for inspection at the City Clerk's office, are hereby referred to, adopted and made part of this chapter as if fully set forth in this chapter with the exceptions, deletions, additions, and amendments thereto as set forth in this subchapter.
- C. The administration of the Residential Code shall be as set forth in Chapter 15.04 of this Code.

#### **15.14.030 Residential Code Amended**

Section R301.1.3.2 is amended in its entirety to read:

**R301.1.3.2 Wood Frame Structures.** The Building Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of wood frame 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 licensed California architect or engineer for all dwellings of wood frame construction more than one story in height or with a basement located in Seismic Design Category D0, D1, or D2 or E.

#### **15.14.040 Penalty**

Every person violating any provision of this Code as adopted by reference by Section 15.14.020 or of any permit or license granted hereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction, thereof he or she shall be punishable by a fine not to exceed \$1,000.00 or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense. In addition, all enforcement

provisions of Chapters 1.12 and 1.13 of this Code that do not conflict herewith shall be applicable.

**15.14.050 - Conflict.**

Whenever an apparent conflict or inconsistency exists between any provision of this Code as adopted in Section 15.14.020 and any provision of the Hawaiian Gardens Municipal Code, each provision shall be construed so as to supplement the other. In the event any apparently conflicting or inconsistent provisions may not reasonably be so construed, the provisions of the Hawaiian Gardens Municipal Code shall prevail.

**15.14.060 - No entitlements created hereby.**

The adoption hereby of this Code, as set forth in Section 15.14.020 shall not be construed for any purpose as creating any entitlement or authorizing any business or use which is prohibited by any provision contained in the Hawaiian Gardens Municipal Code.

**15.14.070 - Severability.**

The City Council hereby declares that should any provision, section, paragraph, sentence, or word of this chapter, or of the Codes adopted by reference in Section 15.14.020, 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 chapter and the adopted Codes shall remain in full force and effect.

**SECTION 8.** The Mayor or presiding officer of the City Council is hereby authorized to affix his/her signature to this Ordinance signifying its adoption by the City Council.

**SECTION 9.** This Ordinance is not a project within the meaning of CEQA Guidelines section 15378 because it has no potential for resulting in physical change in the environment, directly or indirectly. The City Council further finds, under section 15061(b)(3), that this Ordinance is nonetheless exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to activities that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**SECTION 10.** The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duly designated posting places within the City and published once within fifteen (15) days after passage and adoption as required by law, or in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and, within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk and shall cause the

same to be filed with the California Building Standards Commission at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833.

**SECTION 11.** This Ordinance shall go into effect and be in full force and operation on January 1, 2026.

**SECTION 12.** If any chapter, section, subsection, subdivision, paragraph, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, section, subsection, subdivision, paragraph, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional.

PASSED AND ADOPTED at a regular meeting of the City Council on the 12th day of November, 2025.

/S/  
Dandy De Paula, Mayor

ATTEST:

/S/  
Pablo Rubio, City Clerk

**CITY OF HAWAIIAN GARDENS  
CITY CLERK'S OFFICE  
CERTIFICATION**

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) SS  
CITY OF HAWAIIAN GARDENS )

I, Pablo Rubio, City Clerk of the City of Hawaiian Gardens, do hereby certify that **Ordinance No. 2025-621**, was duly and regularly introduced, adopted, and passed at a Regular meeting of the City Council on the **12<sup>th</sup> day of November 2025** by the following votes as the same appears on file and of record in the Office of the City Clerk.

**AYES:**                    FARFAN, ROA, DEL RIO, DE PAULA  
**NOES:**                    NONE  
**ABSENT:**                VARGAS  
**ABSTAIN:**                NONE

/S/ \_\_\_\_\_  
Pablo Rubio  
City Clerk

## EXHIBIT "A"

After due consideration, the City Council finds and determines that these local climatic, geological, and topographical conditions make modifications and changes to the California Building Standards Code reasonably necessary to provide sufficient and effective protection of life, health, and property. The California Building Standards Code is therefore modified, amended, added to, and changed based on the following findings and as further set forth below:

### **Residential Code**

<b>Residential Code Amendments</b>		
<b>CODE SECTION</b>	<b>CONDITION</b>	<b>EXPLANATION</b>
R301.1.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of woodframe construction needed to be greatly improved. The Task Force recommended that structural plans be prepared by the engineer or architect so that plan examiners, building inspectors, contractors, and special inspectors may logically follow and construct the seismic force-resisting systems as presented in the construction documents. For buildings or structures located in Seismic Design Category D0, D1, D2, or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in woodframe buildings. Involvement of a registered professional will minimize the occurrence of structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code.