

**AGENDA
REGULAR MEETING
SIERRA MADRE CITY COUNCIL,
SUCCESSOR AGENCY, AND
PUBLIC FINANCE AUTHORITY**

**Tuesday, November 8, 2016
6:30 pm**

**City Hall Council Chambers
232 W. Sierra Madre Boulevard
Sierra Madre, California 91024**

*Gene Goss, Mayor
Rachelle Arizmendi, Mayor Pro Tem
John Capoccia, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member*

*Melinda Carrillo, City Clerk
Michael Amerio, City Treasurer*



PUBLIC COMMENT

The Council will listen to the public on any item on the agenda. Under the Brown Act, Council is prohibited from taking action on items not on the agenda, but the matter may be referred to staff or to a subsequent meeting. Each speaker will be limited to three continuous minutes, which may not be delegated. These rules will be enforced but may be changed by appropriate City Council action.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA:

Persons wishing to speak on any item on the agenda will be called at the time the agenda item is brought forward. Persons wishing to speak on closed session items have a choice of doing so either immediately prior to the closed session or at the time for comments on items at the open session.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

Time shall be devoted to audience participation early on the agenda.

**CALL TO ORDER/ROLL CALL
MEMBERS OF THE CITY COUNCIL**

Mayor Goss, Mayor Pro Tem Arizmendi,
Council Members Capoccia, Delmar, and Harabedian

**PLEDGE OF ALLEGIANCE AND
INVOCATION/INSPIRATION**

Mayor Gene Goss

APPROVAL OF AGENDA

Vote of the Council to proceed with City business.

MAYOR AND CITY COUNCIL REPORTS

Council Member activities relating to City business.

PUBLIC COMMENT

Regarding items not on the Agenda.

PRESENTATION

Presentation to retiring Public Safety Director,
Chief Larry Giannone

ACTION ITEMS

1. CONSENT

- a) [ADOPTION OF RESOLUTION 16-67 OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE APPROVING CERTAIN DEMANDS](#) Recommendation that the City Council approve Resolution 16-67 for approval of payment of City Warrants in aggregate amount of \$529,443.92; Library warrants in the aggregate amount of \$4,521.49, and payroll transfer in the aggregate amount of \$307,315.81 for fiscal year ending June 2017.
- b) [QUARTERLY FINANCIAL REPORT FIRST QUARTER OF FISCAL YEAR 2016-2017](#) Recommendation that the City Council receive and file.
- c) [TREASURER'S REPORT QUARTER ENDING SEPTEMBER 30, 2016](#) Recommendation that the City Council receive and file.
- d) [APPROVAL OF PURCHASES/SERVICES IN EXCESS OF \\$25,000 FOR FISCAL YEAR 2016-2017](#) Recommendation that the City Council authorize the purchases, services, supplies, and contracts and authorize the encumbrance of funds based upon the estimated annual needs for each department.
- e) [PROFESSIONAL SERVICES AGREEMENT – KNIGHT COMMUNICATIONS](#) Recommendation that the City Council approve a Professional Services Agreement with Knight Communications and authorize the City Manager to execute the agreement.
- f) [RECOMMENDATION TO DENY REQUEST FROM AMERICAN TOWER FOR THE PURCHASE OF A PERMANENT EASEMENT FOR AN EXISTING CELL TOWER AT THE SPREADING BASINS SITE](#) Recommendation that the City Council deny a request from American Tower Corporation to purchase an easement covering its cell site at the spreading basins in lieu of providing monthly rental payments.
- g) [ADDITIONAL FUNDING REQUEST FOR COMMUNITY FOREST MAINTENANCE AND APPROVAL OF THE ADOPT-A-TREE PROGRAM](#) Recommendation that the City Council approve \$25,000 from General Fund Reserves for community forest maintenance and approve the Adopt-A-Tree program.
- h) [SECOND READING OF ORDINANCE 1380 ADOPTING THE 216 CALIFORNIA BUILDING CODE](#) Recommendation that the City Council introduce and approve for second reading, by title only, waive further reading, and adopt Ordinance 1380, pursuant to the 2016 California Building Standards Code amendments, and direct the City Attorney to prepare a summary of Ordinance 1380 pursuant to Government Code Section 36933 (c)(1).
- i) [SECOND READING OF ORDINANCE 1381 ADOPTING THE 2015 INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA FIRE CODE](#) Recommendation that the City Council introduce and approve for second reading, by title only, waive further reading, and adopt Ordinance 1381 amending Title 15.24 of the Sierra Madre Municipal Code relating to the adoption and amendments to the 2015 International Fire Code and the 2016 California Fire Code.

ITEMS FOR DISCUSSION

2. [CONSIDERATION OF RESOLUTION 16-68 MODIFYING THE PART-TIME HOURLY WAGES IN THE SIERRA MADRE CLASSIFICATION PLAN AND MATRIX TO COMPLY WITH UPCOMING CALIFORNIA MINIMUM WAGE INCREASE](#)

Recommendation that the City Council approve Resolution 16-68 modifying the part-time hourly wages in the Sierra Madre Classification Plan and Matrix, increasing part-time hourly wages for Library Page, Recreation Leader, Paramedic positions and authorize CalPERS eligibility for part-time Paramedics.
3. [RECOMMENDATION FOR THE APPROPRIATION OF WATER CONSERVATION GRANT FUNDS FROM SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT](#)

Recommendation that the City Council approve the appropriation of \$62,312.25 in water conservation funds from the San Gabriel Valley Municipal Water District to assist in the deployment of Advanced Metering Infrastructure.
4. [RECOMMENDATION TO APPROVE A REQUEST FROM CROWN CASTLE FOR A LEASE EXTENSION FOR TWO EXISTING CELL TOWERS AT THE CITY MAINTENANCE YARD](#)

Recommendation that the City Council approve extensions of two existing Crown Castle cellular communications site leases on City property and direct the City Manager to execute lease extension documents on behalf of the City.
5. [CONSIDERATION OF EMPLOYMENT AGREEMENT AND A RESOLUTION FOR AN EXCEPTION TO THE 180-DAY WAIT PERIOD FOR POST-RETIREMENT EMPLOYMENT FOR THE POSITION OF INTERIM CITY MANAGER](#)

Recommendation that the City Council approve Resolution 16-69 appointing CalPERS retired annuitant Elaine Aguilar to Interim City Manager and approving the employment agreement with PERS annuitant for Interim City Manager

ACTION ITEMS

Regardless of staff recommendation on any agenda item, the City Council will consider such matters, including action to approve, conditionally approve, reject, or continue such item.

AVAILABILITY OF AGENDA MATERIALS

Materials related to items on this agenda are available for public inspection on the City's website at www.cityofsierramadre.com, and during normal business hours at City Hall, 232 W. Sierra Madre Blvd. and at the Sierra Madre Public Library, 440 W. Sierra Madre Blvd.

LIVE BROADCASTS

Regular City Council meetings are broadcasted live on Cable Channel 3 and rebroadcast on Wednesday and Saturday at 5:30 p.m.

MEETING ASSISTANCE

If you require special assistance to participate in this meeting, please call the City Manager's office at (626) 355-7135 at least 48 hours prior to the meeting.

ADJOURNMENT

The City Council will adjourn to a Regular Meeting at this same place on Tuesday, November 22, 2016

RESOLUTION NUMBER 16 – 67

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE
APPROVING CERTAIN DEMANDS**

WHEREAS, the following demands have been reviewed and approved by the Finance Director; and,

WHEREAS, the Finance Director has verified that appropriated funds are available for payment thereof; and,

WHEREAS, the register of audited demands has been submitted to the City Council for approval; and

WHEREAS, City Warrants are the payment of bills, invoices and contractual obligations incurred by the City of Sierra Madre during the period enumerated therein, based on the approved fiscal year budget and existing budgetary authority, Municipal Code authority, or prior policy direction by the City Council; and

WHEREAS, Payroll Transfer is the transfer of funds to cover the payroll costs for all City employees for the period enumerated therein.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Sierra Madre does hereby approve payment of City Warrants in the aggregate amount of \$529,443.92; Sierra Madre Library Warrants in aggregate amount of \$4,521.49 and Payroll Transfer in the aggregate amount of \$307,315.81 the fiscal year ending June 30, 2017.

APPROVED AND ADOPTED this 8th day of November, 2016.

Mayor, City of Sierra Madre, California

I hereby certify that the foregoing Resolution Number 16 – 67 was adopted by the City Council of the City of Sierra Madre at a regular meeting held on the 8th day of November, 2016.

AYES:

NOES:

ABSTAIN:

ABSENT:

City Clerk, City of Sierra Madre, California

**City of Sierra Madre
Department of Finance
Warrant Register Recap
City Council Meeting of November 8, 2016**

CITY OF SIERRA MADRE AND SIERRA MADRE LIBRARY

City of Sierra Madre Warrants	\$529,443.92
Sierra Madre Library Warrants	\$4,521.49
Payroll #22 Transfer.....	\$307,315.81

Warrant Register 11/08/16**Attachment 1A**

Fiscal Year	Description	Amount	Page #
FY 1617	Manual Warrants	60.00	1
FY 1617	General Warrants - Utility Bills	5,353.30	2
FY 1617	General Warrants	524,030.62	3-7
	Total	529,443.92	

Fiscal Year	Description	Amount	
FY 1617	Library Warrants	4,521.49	8
	Total	4,521.49	

Date: 11/3/2016	Payroll #22 Electronic Tansfers From: City of Sierra Madre-General Acct. To: City of Sierra Madre-Payroll Acct.	307,315.81	
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City of Sierra Madre, CA

Check Approval

Page 1

Packet: APPKT03180 - MNCK103116
Vendor Set: 01 - Vendor Set 01

Check Date: 10/31/2016

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 37004 - LOCAL TRANSPORTATION/PROP A 0267	REGIONAL TAP SERVICE CENTER				
APBWEST	Check	<u>6002943</u>	Tap Card	37004.70000.52001	60.00
Fund 37004 Total:					<u>60.00</u>
Report Total:					<u>60.00</u>



Page 2.

Packet: APPKT03183 - UTY110816
Vendor Set: 01 - Vendor Set 01

Check Date: 11/02/2016

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
Fund: 10000 - GENERAL FUND					
<u>0129</u>	AT&T				
APBWEST	Check	<u>62691178140662-10</u>	POWER RADIO	10000.50000.53301	345.25
Fund 10000 Total:					345.25
Fund: 60001 - INT SVC FND - FACILITIES MGT					
<u>VEN02871</u>	CYBERREEF SOLUTIONS INC				
APBWEST	Check	<u>232</u>	PHONE CHGS	60001.83200.55005	581.98
<u>VEN02792</u>	FRONTIER CALIFORNIA INC				
APBWEST	Check	<u>31000157630511995</u>	PHONCE CHGS	60001.83200.55005	141.32
		<u>20915157430511995</u>	PHG CHGS LA CNTY SHERF	60001.83200.55005	244.15
		<u>31016998450619065</u>	INTERNET CHARGES	60001.83200.55005	85.99
<u>VEN02715</u>	MCI COMM SERVICE				
APBWEST	Check	<u>7N872325-101116</u>	TELEPHONE	60001.83200.55005	36.94
<u>0835</u>	SPRINT				
APBWEST	Check	<u>922935083-102516</u>	LONG DIST PHONE CHGS	60001.83200.55005	133.34
<u>0942</u>	TELEPACIFIC COMMUNICATIONS				
APBWEST	Check	<u>83780836-0</u>	PHONE SVCS	60001.83200.55005	3,522.57
Fund 60001 Total:					4,746.29
Fund: 60003 - INT SVC FND - TECHNOLOGY					
<u>1439</u>	TIME WARNER CABLE				
APBWEST	Check	<u>8448300220027467-1</u>	CABLE FIRE DEPT	60003.30000.52200	110.50
		<u>8448300220137019-1</u>	CABLE SVC	60003.30000.52200	151.26
Fund 60003 Total:					261.76
Report Total:					5,353.30



Packet: APPKT03185 - GEN110816
Vendor Set: 01 - Vendor Set 01

Check Date: 11/02/2016

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 10000 - GENERAL FUND							
<u>0109</u>	AIRGAS USA	APBWEST	Check	<u>9939740654</u>	MEDICAL OXYGEN	10000.64000.53300	400.50
				<u>9939752051</u>	MEDICAL OXYGEN	10000.64000.53300	38.60
<u>1200</u>	BLUE DIAMOND MATERIALS	APBWEST	Check	<u>814245</u>	ASPHALT	10000.83500.53206	47.53
				<u>811781</u>	ASPHALT	10000.83500.53206	46.41
				<u>815399</u>	ASPHALT	10000.83500.53206	75.80
<u>0326</u>	CITY OF PASADENA	APBWEST	Check	<u>3006128</u>	Inmate Housing	10000.50000.52003	420.00
<u>1121</u>	COLANTUONO, HIGHSMITH & WHATLEY, PC	APBWEST	Check	<u>31662</u>	Legal Services	10000.21000.52201	4,895.00
				<u>31663</u>	Legal Services	10000.21000.52201	1,340.50
				<u>31660</u>	Legal Services	10000.21000.52201	376.00
				<u>31659</u>	Legal Services - Retainer	10000.21000.52201	8,400.00
				<u>31661</u>	Legal Services	10000.21000.52201	70.50
<u>0713</u>	DEPT OF JUSTICE	APBWEST	Check	<u>192731</u>	Fingerprints	10000.50000.52200	32.00
<u>VEN01153</u>	DONNA CAYSON	APBWEST	Check	<u>86661447</u>	Dana Point Training	10000.50000.52005	671.05
<u>1157</u>	EMBLEM ENTERPRISES, INC.	APBWEST	Check	<u>660333</u>	Emblem Enterprises, INC.	10000.50000.53303	489.94
<u>1462</u>	FASCHING'S CAR WASH	APBWEST	Check	<u>INV019365-SEP16</u>	Police vehicle maintenance	10000.50000.52302	307.00
<u>VEN01936</u>	FOOTHILL COMMUNICATIONS LLC	APBWEST	Check	<u>1731</u>	HEADSETS	10000.61000.52302	1,785.40
<u>VEN01613</u>	GANAHL LUMBER COMPANY	APBWEST	Check	<u>R726065</u>	LUMBER AND HARDWARE	10000.83500.53206	8.71
<u>1510</u>	GARVEY EQUIPMENT CO.	APBWEST	Check	<u>96973</u>	EQUIPMENT MAINTENACE	10000.83300.53202	45.77
<u>0398</u>	HONG L. TAM	APBWEST	Check	<u>INV019355</u>	Residential Plan Check Services	10000.40000.52100	11,642.02
				<u>INV019356</u>	Residential Plan Check Services	10000.40000.52100	9,765.02
<u>VEN02874</u>	HOWARD R. ROMERO	APBWEST	Check	<u>09-16</u>	MEDICAL DIRECTOR SERVICES	10000.64000.52205	1,000.00
<u>VEN02485</u>	Kim Wong	APBWEST	Check	<u>INV019360</u>	REFUND - GRADING BOND	10000.00000.23306	3,098.00
<u>0266</u>	L.A. COUNTY SHERIFF'S DEPT.	APBWEST	Check	<u>170883NH</u>	Deputy Svc Unit, 84 hrs /LAW ENF. SERVICES	10000.50000.52200	104,694.59
<u>0515</u>	LANDSCAPE WAREHOUSE	APBWEST	Check	<u>2504001</u>	IRRIGATION AND PARK SUPPLIES	10000.83300.53001	10.51
<u>VEN02891</u>	LANI RIDLEY	APBWEST	Check	<u>INV019357</u>	REFUND/UUT	10000.00000.42003	84.27
<u>1065</u>	MAIL BOX & POSTAL	APBWEST	Check	<u>INV019367</u>	Shipping and postage	10000.50000.53101	4.79
<u>0786</u>	OFFICE DEPOT, INC	APBWEST	Check	<u>870328754001</u>	Office supplies	10000.50000.53100	63.06
<u>VEN01608</u>	PHOENIX GROUP INFORMATION SYSTEMS	APBWEST	Check	<u>092016200</u>	Parking Citation Services	10000.50000.52200	1,801.91
<u>1483</u>	PRO PRINTING INC	APBWEST	Check	<u>46473</u>	Business Cards	10000.50000.53102	30.52
<u>VEN02895</u>	ROBERT J. GUERRERO	APBWEST	Check	<u>PI22471</u>	Background Investigation/ Dispatch Applicant	10000.50000.52100	1,040.00
<u>1443</u>	SHRED-IT						

Page 4

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
		APBWEST	Check	<u>8120990163</u>	Document shredding services	10000.50000.52200	200.64
<u>0381</u>	SOUTHEAST CONSTRUCTION PRODUCT						
		APBWEST	Check	<u>1170632-1</u>	STREET CONSTRUCTION MATERIAL	10000.83500.53206	61.31
				<u>1159234-1</u>	STREET CONSTRUCTION MATERIAL	10000.83500.53206	26.27
<u>VENO2444</u>	SUPERIOR COURT OF CA, CO OF L. A.						
		APBWEST	Check	<u>INV019366</u>	County Treasurer Payments	10000.50000.52200	3,188.00
<u>VENO2018</u>	SUZETTE OTLEWIS						
		APBWEST	Check	<u>INV019368</u>	CE/QI SERVICES	10000.64000.52205	500.00
<u>0404</u>	TOM'S UNIFORMS						
		APBWEST	Check	<u>6448</u>	Uniforms	10000.50000.53303	91.56
				<u>6725</u>	Uniforms and Alterations	10000.50000.53303	348.80
				<u>6451</u>	Uniforms and Alterations	10000.50000.53303	13.08
				<u>6462</u>	Uniforms and Alterations	10000.50000.53303	179.81
<u>0425</u>	WILLDAN ASSOCIATES						
		APBWEST	Check	<u>002-17167</u>	Inspection and Plan Check Services	10000.40000.52100	43,249.92
				<u>002-17174</u>	Inspection and Plan Check Services	10000.40000.52100	2,031.94
<u>1094</u>	ZUMAR INDUSTRIES, INC.						
		APBWEST	Check	<u>0166979</u>	STREET SIGNS	10000.83500.53206	8.83
				<u>0166962</u>	STREET SIGNS	10000.83500.53206	364.41
Fund 10000 Total:							202,949.97
Fund:	37004 - LOCAL TRANSPORTATION/PROP A						
<u>1455</u>	FIRST TRANSIT INC						
		APBWEST	Check	<u>11271314</u>	Dial-a-Ride & Gateway Coach Transportation Ser	37004.70000.52203	11,839.16
<u>1717</u>	LACMTA						
		APBWEST	Check	<u>800065369</u>	Senior Disable Tap Card	37004.70000.52001	318.00
Fund 37004 Total:							12,157.16
Fund:	37006 - SENIOR CENTER						
<u>1717</u>	LACMTA						
		APBWEST	Check	<u>800065369</u>	Senior Disable Tap Card	37006.72000.52999	102.00
Fund 37006 Total:							102.00
Fund:	37007 - SM COMMUNITY FOUNDATION						
<u>VENO2778</u>	FORMLA LANDSCAPING INC						
		APBWEST	Check	<u>26635</u>	CH LANDSCAPE SRVCS- MAY 2016	37007.83200.52209	833.33
				<u>26633</u>	CH LANDSCAPE SRVCS-MAR 2016	37007.83200.52209	833.33
				<u>26638</u>	CH LANDSCAPE SRVCS-AUGUST 2016	37007.83200.52209	833.33
				<u>26634</u>	CH LANDSCAPE SRVCS-APRIL 2016	37007.83200.52209	833.33
				<u>26637</u>	CH LANDSCAPE SRVCS-JULY 2016	37007.83200.52209	833.33
				<u>26639</u>	CH LANDSCAPE SRVCS- SEPT 2016	37007.83200.52209	833.33
				<u>26636</u>	CH LANDSCAPE SRVCS-JUNE 2016	37007.83200.52209	833.33
<u>1466</u>	UNITED SITE SERVICES OF CA INC						
		APBWEST	Check	<u>114-4511899</u>	Portable Restroom for Sierra Madre Sport Leagu	37007.70000.52999	116.90
Fund 37007 Total:							5,950.21
Fund:	40000 - CAPITAL PROJECTS FUND						
<u>VENO2889</u>	AVTEC, INC						
		APBWEST	Check	<u>30106</u>	SMPD Radio Console Project/ Quotation	40000.50000.56009	27,227.40
Fund 40000 Total:							27,227.40
Fund:	60000 - INT SVC FND - FLEET						
<u>0207</u>	ERNIE'S AUTO PARTS						
		APBWEST	Check	<u>14IN250538</u>	VEHICLE MAINTENANCE SUPPLIES	60000.83100.53208	8.07
				<u>14IN249432</u>	VEHICLE MAINTENANCE SUPPLIES	60000.83100.53208	41.76
				<u>14IN250524</u>	VEHICLE MAINTENANCE SUPPLIES	60000.83100.53208	8.43
				<u>14IN250223</u>	VEHICLE MAINTENANCE SUPPLIES	60000.83100.53208	32.75
				<u>14IN249424</u>	VEHICLE MAINTENANCE SUPPLIES	60000.83100.53208	152.58
				<u>14IN250642</u>	VEHICLE MAINTENANCE SUPPLIES	60000.83100.53208	12.86
<u>0937</u>	INTERSTATE BATTERY SYSTEM OF						
		APBWEST	Check	<u>50131680</u>	CAR BATTERIES	60000.83100.53208	50.99
<u>1454</u>	JDS TANK TESTING & REPAIR INC						
		APBWEST	Check	<u>9510</u>	TANK TESTING AND MAINTENANCE	60000.83100.55001	140.00
				<u>9533</u>	TANK TESTING AND MAINTENANCE	60000.83100.55001	165.00

Page 5

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
<u>0321</u>	PARKHOUSE TIRE, INC.						
APBWEST	Check			<u>1010526897</u>	TIRES AND LABOR	60000.83100.53208	401.31
<u>0360</u>	QUINN COMPANY						
APBWEST	Check			<u>PC810757821</u>	HEAVY EQUIPMENT PARTS	60000.83100.53208	195.89
<u>0382</u>	SOUTH COAST A Q M D						
APBWEST	Check			<u>3014289</u>	ANNUAL OPERATING FEES	60000.83100.52401	209.82
<u>VEN01194</u>	THORSON MOTOR CENTER						
APBWEST	Check			<u>286299</u>	AUTO PARTS	60000.83100.53208	195.33
<u>0403</u>	TRIANGLE TRUCK PARTS						
APBWEST	Check			<u>305127</u>	TRUCK EQUIPMENT AND PARTS	60000.83100.53208	48.57
Fund 60000 Total:							1,663.36

Fund: 60001 - INT SVC FND - FACILITIES MGT

<u>0714</u>	CINTAS CORPORATION #693						
APBWEST	Check			<u>693693676</u>	UNIFORM CLEANING	60001.83200.53303	271.90
				<u>693695727</u>	UNIFORM CLEANING	60001.83200.53303	373.32
<u>0169</u>	CITY WHOLESALE ELECTRIC CO.						
APBWEST	Check			<u>220299</u>	ELECTRICAL SUPPLIES / FACILITY	60001.83200.53200	117.07
				<u>220422</u>	ELECTRICAL SUPPLIES / FACILITY	60001.83200.53200	150.91
				<u>218307</u>	ELECTRICAL SUPPLIES / FACILITY	60001.83200.53200	358.17
				<u>220154</u>	ELECTRICAL SUPPLIES / FACILITY	60001.83200.53200	230.08
<u>1181</u>	DELTA DISTRIBUTING						
APBWEST	Check			<u>136565</u>	JANITORIAL SUPPLIES	60001.83200.53200	771.83
<u>1348</u>	LANDS' END BUSINESS OUTFITTERS						
APBWEST	Check			<u>SIN4236547</u>	City Shirts	60001.83200.53303	141.66
<u>1724</u>	LAWRENCE ROLL-UP DOORS INC						
APBWEST	Check			<u>1614080</u>	FD ROLL UP DOOR MAINTENANCE	60001.83200.53200	244.00
<u>1372</u>	ORKIN COMMERCIAL SERVICES						
APBWEST	Check			<u>134348772</u>	PEST CONTROL	60001.83200.52200	250.00
<u>0336</u>	POST ALARM SYSTEMS						
APBWEST	Check			<u>909359</u>	ALARM MONITORING	60001.83200.52200	47.50
				<u>914312</u>	ALARM MONITORING	60001.83200.52200	38.00
				<u>912860</u>	ALARM MONITORING	60001.83200.52200	42.00
				<u>909807</u>	ALARM MONITORING	60001.83200.52200	21.50
				<u>914155</u>	ALARM MONITORING	60001.83200.52200	50.87
<u>1485</u>	RED SUPPLY INC						
APBWEST	Check			<u>40565</u>	PLUMBING HEATING SUPPLIES	60001.83200.53200	143.47
<u>1373</u>	UNITED MAINTENANCE SYSTEMS						
APBWEST	Check			<u>13501</u>	JANITORIAL SERVICES	60001.83200.52200	3,505.64
Fund 60001 Total:							6,757.92

Fund: 60002 - INT SVC FND - ADMINISTRATION

<u>1121</u>	COLANTUONO, HIGHSMITH & WHATLEY, PC						
APBWEST	Check			<u>31659</u>	Legal Services - Retainer	60002.21000.52201	2,100.00
<u>0893</u>	CREATIVE FORMS & CONCEPTS, INC						
APBWEST	Check			<u>115005</u>	A/P & Payroll Checks	60002.30000.53102	414.69
<u>0241</u>	HINDERLITER, DE LLAMAS & ASSOC						
APBWEST	Check			<u>0025882-IN</u>	Prof Svc/Qtr Sales Tax Report	60002.30000.52100	307.50
<u>0279</u>	L. A. CO. TAX COLLECTOR						
APBWEST	Check			<u>586201527216000-1</u>	Property Tax	60002.30000.52200	52.58
				<u>586201527316000-1</u>	Property Tax	60002.30000.52200	79.97
				<u>586201527016000-1</u>	Property Tax	60002.30000.52200	112.25
				<u>586201527116000-1</u>	Property Tax	60002.30000.52200	306.90
<u>1065</u>	MAIL BOX & POSTAL						
APBWEST	Check			<u>240180</u>	RUBBER STAMPS	60002.30000.53100	342.26
<u>VEN01663</u>	SO CA ASSOCIATION OF GOVERNMENTS						
APBWEST	Check			<u>INV019369</u>	MEMBERSHIP DUES FY16-17	60002.30000.53409	1,230.00
<u>1659</u>	TOTALFUNDS BY HASLER						
APBWEST	Check			<u>7900011002367830-1</u>	Postage Refill	60002.30000.53101	1,000.00
Fund 60002 Total:							5,946.15

Fund: 60003 - INT SVC FND - TECHNOLOGY

<u>VEN02859</u>	DCG TECHNICAL SOLUTIONS, INC						
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Page 6

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
APBWEST	Check	<u>53827</u>	Network Remote Support	60003.30000.52100	69.00
<u>VENO2853</u>	NPC BUSINESS SERVICE GROUP				
APBWEST	Check	<u>1466</u>	Phone System Maint Services	60003.30000.55005	717.05
		<u>1485</u>	Phone System Maint Services	60003.30000.55005	150.00
		<u>1484</u>	Phone System Maint Services	60003.30000.55005	1,305.61
<u>1476</u>	RICOH AMERICAS CORPORATION				
APBWEST	Check	<u>5044909575</u>	Copier Lease	60003.30000.53210	153.84
<u>0429</u>	XEROX CORPORATION				
APBWEST	Check	<u>086563768</u>	Copier Lease	60003.30000.53210	378.39
Fund 60003 Total:					2,773.89
Fund:	60007 - INT SVC FND - PERSONNEL AND RISK MGMT				
<u>1348</u>	LANDS' END BUSINESS OUTFITTERS				
APBWEST	Check	<u>SIN4236547</u>	City Shirts	60007.70100.53303	174.35
<u>0277</u>	LIEBERT CASSIDY WHITMORE				
APBWEST	Check	<u>1428635</u>	Billing Summary	60007.70100.52201	105.00
		<u>1425620</u>	Billing Summary	60007.70100.52201	35.00
		<u>1425621</u>	Billing Summary	60007.70100.52201	931.00
Fund 60007 Total:					1,245.35
Fund:	71000 - WATER ENTERPRISE FUND				
<u>1200</u>	BLUE DIAMOND MATERIALS				
APBWEST	Check	<u>811781</u>	ASPHALT	71000.81100.53206	49.51
		<u>814245</u>	ASPHALT	71000.81100.53206	50.70
		<u>815399</u>	ASPHALT	71000.81100.53206	80.85
<u>VENO1500</u>	INLAND WATER WORKS SUPPLY CO.				
APBWEST	Check	<u>287880</u>	DISTRIBUTION SYSTEM REPAIR SUPPLIES	71000.81100.53200	264.87
<u>0124</u>	PATTON SALES CORP.				
APBWEST	Check	<u>3180058</u>	STEEL FABRICATION SUPPLIES	71000.81100.53200	41.42
<u>VENO2699</u>	RAIN FOR RENT				
APBWEST	Check	<u>039033496</u>	WATER MAIN REPLACEMENT PROJECT	71000.81100.56010	4,764.89
<u>0447</u>	RAYMOND BASIN MANAGEMENT BOARD				
APBWEST	Check	<u>09-16-0007</u>	TITLE 22 MONITORING	71000.81100.52001	1,396.32
		<u>INV019414</u>	FY 2015-16 SALVAGE CREDIT EXPENSE	71000.81100.52100	1,146.87
<u>0355</u>	SENSUS TECHNOLOGIES				
APBWEST	Check	<u>ZA17006382</u>	SOFTWARE SUPPORT	71000.81100.52200	1,973.62
<u>0382</u>	SOUTH COAST A Q M D				
APBWEST	Check	<u>3014289</u>	ANNUAL OPERATING FEES	71000.81100.52401	1,270.97
		<u>3015741</u>	EMISSIONS FEE	71000.81100.52401	124.35
<u>VENO1396</u>	STEPHEN DORECK EQUIP RENTALS				
APBWEST	Check	<u>INV019359</u>	WATER MAIN REPLACEMENT PROJECT	71000.81100.56010	224,195.00
<u>1588</u>	SWRCB ACCOUNTING OFFICE				
APBWEST	Check	<u>LW-1007516</u>	LARGE WATER SYSTEM FEES	71000.81100.52001	9,891.11
<u>1820</u>	TARGET MAILING SERVICES INC				
APBWEST	Check	<u>34924</u>	Mailing Services/Water Bills	71000.32000.53101	1,169.94
<u>0773</u>	THE BANK OF NEW YORK MELLON				
APBWEST	Check	<u>252-1971045</u>	Admin Fee/Water Rev Parity Bond	71000.81100.54806	1,980.00
<u>1243</u>	USA BLUEBOOK				
APBWEST	Check	<u>075625</u>	WATER TREATMENT SUPPLIES	71000.81100.53209	705.40
<u>0158</u>	VULCAN MATERIALS COMPANY				
APBWEST	Check	<u>71264353</u>	ASPHALT COLD MIX	71000.81100.53206	648.20
<u>0426</u>	WESTERN WATER WORKS				
APBWEST	Check	<u>432473-00</u>	DISTRIBUTION SYSTEM REPAIR	71000.81100.53200	555.90
		<u>432265-00</u>	DISTRIBUTION SYSTEM REPAIR	71000.81100.53200	532.79
Fund 71000 Total:					250,842.71
Fund:	72000 - SEWER				
<u>0346</u>	RED WING SHOES				
APBWEST	Check	<u>000000002-015</u>	SAFETY BOOTS	72000.81200.53303	381.50
Fund 72000 Total:					381.50
Fund:	77004 - SERVICES MOVIE/OES DETAILS				
<u>VENO2885</u>	SMUGGLER				
APBWEST	Check	<u>INV019358</u>	Filming deposit refund - Smuggler/Lexus Comm	77004.00000.23001	6,033.00

Page 7.

Fund 77004 Total:	6,033.00
Report Total:	524,030.62



Page 8

Packet: APPKT03187 - LIB110816
Vendor Set: 01 - Vendor Set 01

Check Date: 11/02/2016

Table with columns: Vendor Number, Vendor Name, Bank Code, Payment Type, Invoice #, Invoice Description, Account Number, Distribution Amount. Includes sub-totals for Fund 10000 and Fund 39006.

QUARTERLY FINANCIAL REPORT

First Quarter of FY 2016-17

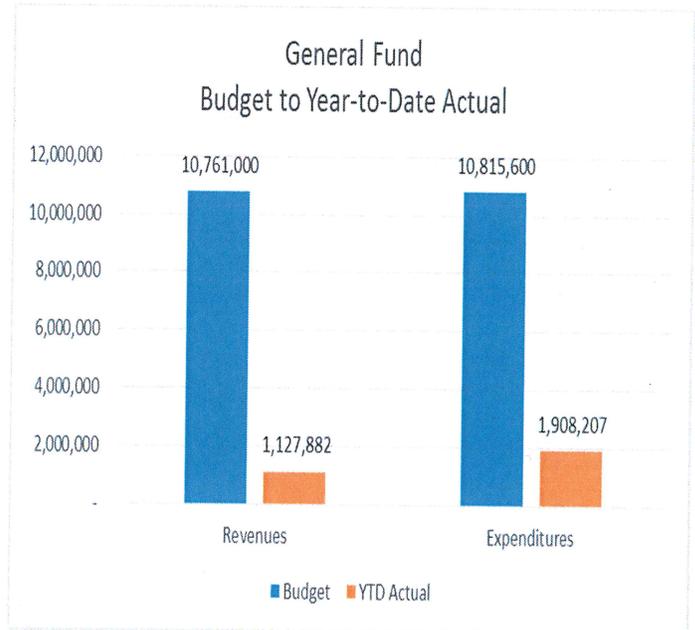
The City has completed the first quarter of fiscal year 2016-17. This report summarizes the overall financial performance of the City for the period of July 1, 2016 through September 30, 2016, but is not meant to be inclusive of all finance and accounting transactions. While the focus of the report is the General Fund, summary financial information is also provided for Enterprise Funds and Special Revenue Funds. The information presented is unaudited. This report is intended only to provide the City Council and the public with an overview of the City's general fiscal condition.

The revenue projections and expenditure budgets include adjustments for carryovers and any appropriations made by the City Council as of September 30, 2016. The information presented reports revenues as they are received and expenditures when paid. Revenues and expenditures are only accrued at year end to account for such activity in the correct fiscal year.

GENERAL FUND

The General Fund is the general operating fund for the City. It provides the resources to sustain the day-to-day activities and services to the community. All nine departments receive support, either directly or indirectly from the General Fund.

The General Fund budget for FY 2016-17 is \$10,761,000 for revenues and \$10,815,600 for expenditures. With 25% of the year complete, General Fund revenues are at 10.7% of budget and expenditures are at 17.6%. Revenues for the first quarter are at a higher percent of budget as compared to the first quarter of the prior year. Expenditures for the first quarter are lower than the same period of the prior year.



GENERAL FUND REVENUES	BUDGET	YTD ACTUAL	%
Property Tax	5,684,800	141,751	2.5%
Utility User's Tax	2,700,000	509,310	18.9%
Sales Tax	250,000	22,258	8.9%
Franchise Fees	368,600	-	0.0%
Licenses & Permits	378,200	187,571	49.6%
Charges for Services	868,600	168,088	19.4%
Fines & Penalties	227,100	30,410	13.4%
Interest & Rents	172,000	44,120	25.7%
Other Revenues	11,700	-	0.0%
Transfers In	100,000	24,374	24.4%
TOTAL	10,761,000	1,127,882	10.5%

The City's two major General Fund revenue sources are Property Taxes and Utility User Taxes, which make up over 80% of the General Fund Revenues.

- **Property Taxes:** The first major apportionment distribution to the City for FY 2016-17 will occur on December 2016. Also, the revenues received in July and August are mainly for prior year and accrued as such.

Included in this line item are Property Taxes in Lieu of VLF and residual payments from the dissolution of the former redevelopment agency.

- **Utility User Taxes:** Taxes are due the month after vendors collect it. For the first quarter, revenues received in July are for June Taxes which are accrued to the prior year. Therefore, revenues account for about two months of the year.
- **License & Permits:** Revenues received include \$ 127,395 of Development Services Revenues that were received the first quarter of this year. This activity is now tracked in the General Fund instead of its own separate fund.
- **Charges for Services:** Revenues received include \$ 62,310 of Development Services Revenues, \$84,140 of Paramedic Services Revenue and \$ 2,835 of Recreation Revenues. This activity is now tracked in the General Fund instead of separate individual funds.

As of September 30, 2016, \$1.9 million or 17.6% of the General Fund budget has been expensed. Although, the report is for the first quarter, or 25 % of the year, the expenditures paid typically reflect about two months of the year, 17%. This is due to the year-end accrual of June expenditures that were paid in fiscal year 2016-17 and that most of September expenditures will be paid in October. Expenditures for Fire are typically a higher percentage of the budget for the first quarter than other departments due to more activities and expenditures during the summer months. Library expenditures are also higher the first quarter as a percentage of budget due to annual payments paid during the first quarter of the year. The Police Department expenditures as a percentage of budget are higher than other departments due to annual payments paid during the first quarter of the year and the contract with LA County Sheriff that ends October 2016. At this time General Fund expenditures seem to be on target as budgeted.

ENTERPRISE FUNDS

The following tables summarizes the revenues and expenditures for enterprise funds.

GENERAL FUND EXPENDITURES	BUDGET	YTD ACTUAL	%
Administrative Services	2,198,100	203,546	9.3%
Community Services	201,800	34,187	16.9%
Elected and Appointed	278,500	13,645	4.9%
Fire	1,864,900	341,285	18.3%
Library	740,300	142,791	19.3%
Planning & Community P	1,127,200	162,718	14.4%
Police	3,639,700	935,743	25.7%
Public Works	552,700	74,292	13.4%
Transfers Out	212,400	-	0.0%
TOTAL	10,815,600	1,908,207	17.6%

ENTERPRISE FUNDS REVENUES	BUDGET	YTD ACTUAL	%
Business Fund	233,000	70,428	30.2%
Sewer	840,100	223,140	26.6%
Water	4,657,100	1,513,571	32.5%
TOTAL	5,730,200	1,807,139	31.5%

ENTERPRISE FUNDS EXPENDITURES	BUDGET	YTD ACTUAL	%
Business Fund	224,400	44,508	19.8%
Sewer	1,191,200	159,897	13.4%
Water	5,533,900	341,933	6.2%
TOTAL	6,949,500	546,338	7.9%

The Business Fund includes the following operations: Strike team services, aquatics, special events, and filming. The first quarter of the year is typically higher activity for this operations than other quarters and therefore both revenues and expenditures are a higher percentage of budget than other operations.

Sewer and Water Fund revenues are at 26.6% and 32.5% of budget respectively. This is over the 25% where the revenues should be at the end of the first quarter. Expenditures for both Sewer and Water are both low as a percentage of budget. This is mainly due to the fact that a significant amount of expenditures are project based and fluctuate with activity. For both, Sewer and Water operations, repairs or maintenance project activity usually has a long lead time. The expenditures will vary based on need, budget and timing of project activity. Also, water operation expenditures are lower the first quarter of the year because there are no debt service payments the first quarter. These expenditures take place the second quarter and four quarter of the fiscal year.

OTHER FUNDS

Budget versus actual comparisons for both revenue and expenditures for Special Revenue Funds are presented below. Special Revenue Funds are restricted in their use for specified purposes.

SPECIAL REVENUE FUNDS REVENUES	BUDGET	YTD ACTUAL	%
Assessments	182,300	-	0.0%
COPS Fund	100,000	-	0.0%
Environment Fund	77,000	1,801	2.3%
Friends of the Library	154,300	-	0.0%
Gas Tax	234,800	60,513	25.8%
Library Gift & Memorial	63,600	1,164	1.8%
Measure R	126,900	31,226	24.6%
Prop A	209,000	51,137	24.5%
Prop C	169,200	41,527	24.5%
Senior Services	21,600	4,500	20.8%
Other Special Revenues	409,387	216,622	52.9%
TOTAL	1,748,087	408,490	23.4%

SPECIAL REVENUE FUNDS EXPENDITURES	BUDGET	YTD ACTUAL	%
Assessments	71,900	9,646	13.4%
COPS Fund	100,000	35,857	35.9%
Environment Fund	116,300	50,433	43.4%
Friends of the Library	154,300	6,996	4.5%
Gas Tax	226,000	16,300	7.2%
Library Gift & Memorial	63,600	1,499	2.4%
Measure R	452,300	22,561	5.0%
Prop A	178,500	14,304	8.0%
Prop C	320,700	-	0.0%
Senior Services	15,100	2,051	13.6%
Other Special Revenues	288,387	1,000	0.3%
TOTAL	1,987,087	160,647	8.1%

FOR MORE INFORMATION

This summary report is derived from detailed financial information generated by the City's Administrative Services Department. Additional financial information is available online at www.cityofsierramadre.com.



Gene Goss, Mayor
Rachelle Arizmendi, Mayor Pro Tem
John Capoccia, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member

Melinda Carrillo, City Clerk
Michael Amerio, City Treasurer

City of Sierra Madre Agenda Report

TO: Honorable Mayor and Members of the City Council

FROM: Elaine I. Aguilar, City Manager 

SUBMITTED BY: Michael Amerio, City Treasurer 
Marcie Medina, Finance Director 

DATE: November 8, 2016

SUBJECT: Treasurer's Report – Quarter Ending September 30, 2016

Summary

Attached is the 1st quarter of the Treasurer's Report for the 2016-17 fiscal year.

Analysis

The fiscal officer is presenting to the City Council a quarterly treasurer's report along with a statement that the City has sufficient investment liquidity and revenues to be able to meet the City's expenditure requirements for the next six months. In addition, the statement verifies that the investments are in compliance with the City's Statement of Investment Policy.

Fiscal Impact

None.

Public Notice Process

This item has been noticed through the regular agenda notification process.

Recommendation

Receive and file the Treasurer's Report for the cash and investment portfolio for quarter ending September 30, 2016.

Attachments

Treasurer's Report for July –September 2016.

**CITY OF SIERRA MADRE
TREASURER'S REPORT FOR
CASH AND INVESTMENT PORTFOLIO
July - September 2016**

CITY CASH

ACCOUNT	INSTITUTION	BALANCE	RATE
ALL	BANK OF AMERICA	\$ 0.00	0.000%
ALL	BANK OF THE WEST	\$ 1,867,020.75	0.000%
	TOTAL	\$ 1,867,020.75	

ACCOUNT NAME	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE
General Account	BANK OF AMERICA	29,019.56	-	(29,019.56)	(0.00)
General Account	BANK OF THE WEST	1,411,208.01	6,591,116.34	(6,135,303.60)	1,867,020.75
	TOTAL	\$ 1,440,227.57	\$ 6,591,116.34	\$ (6,164,323.16)	\$ 1,867,020.75

CITY INVESTMENT

ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	STATED RATE
LOCAL AGENCY INVESTMENT FUND	\$ 16,384,664.38	\$ 16,384,664.38	\$ 16,384,664.38	100.00%	0.60%
TOTAL	\$ 16,384,664.38	\$ 16,384,664.38	\$ 16,384,664.38	100.00%	

ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	(-) WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE
LOCAL AGENCY INVESTMENT FUND	\$ 19,361,421.71	\$ 23,242.67	\$ (3,000,000.00)	\$ 16,384,664.38
TOTAL	\$ 19,361,421.71	\$ 23,242.67	\$ (3,000,000.00)	\$ 16,384,664.38

CITY - TOTAL CASH AND INVESTMENT \$ 18,251,685.13

FISCAL AGENT

ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	STATED RATE
BNY MELLON	1,551,314.78	\$ 1,551,314.78	\$ 1,551,314.78	100.00%	0.00%
TOTAL	\$ 1,551,314.78	\$ 1,551,314.78	\$ 1,551,314.78	100.00%	

ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	(-) WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
BNY MELLON/ Water 1998	1,416.22	0.00	0.00	1,416.22	0.00%
BNY MELLON/ Water 1998 Reserve	529,089.80	15.42	0.00	529,105.22	0.00%
BNY MELLON/ Tax 1998 Reserve Fund	401,638.02	11.73	0.00	401,649.75	0.00%
BNY MELLON/ Fin Auth Water 2003 Reserve	619,124.56	19.03	0.00	619,143.59	0.00%
TOTAL	\$ 1,551,268.60	\$ 46.18	\$ 0.00	\$ 1,551,314.78	

CITY - TOTAL FISCAL AGENT \$ 1,551,314.78

In compliance with the California Code Section 53646, as the City Treasurer of the City of Sierra Madre, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months and that all investments are in compliance to the City's Statement of Investment Policy.
I also certify that this report reflects all Government Agency pooled investments and all City's bank balances.

Michael Amerio 11/1/16

Michael Amerio, City Treasurer

Date

City of Sierra Madre
Cash Balances by Fund
For the Quarter Ended September 30, 2016

Fund No.	Fund	Balance			Balance 9/30/16
		7/1/16	Receipts	Disbursements	
10000	General	\$ 6,971,806	\$ 1,779,856	\$ 2,963,206	\$ 5,788,456
26002	Misc Grants\	109,202			109,202
28008	LA County Tree Mitigation	(11,992)			(11,992)
32XXX	Assessment Districts	605,209	7,030	21,280	590,959
34002	Development Impact Fees	1,401,178			1,401,178
34003	Art In Public Places	57,920			57,920
35001	DUI Enforcement Grant	7,031			7,031
35002	Narcotics Enforcement Grant	450			450
35003	Police Donations	8,170			8,170
35004	PSAF	(4,848)	31,944	465	26,631
35005	State COPS Grant	55,239		36,184	19,054
36002	Fire Department Donations	21,866	1,520		23,386
37001	Community Arts Commission	6,173			6,173
37003	Recreation Donations	45,192			45,192
37004	Prop A	203,437	51,137	38,748	215,826
37005	Open Space Fund	49,691	12,395		62,086
37006	Senior Center	137,107	4,500	3,031	138,576
37007	SM Community Foundation	28,479	250	5,934	22,795
37008	Youth Activity Center	58,815			58,815
37009	Prop C	218,331	41,527		259,858
38001	CA Beverage Container	33,041			33,041
38003	AQMD	104,322	3,809		108,131
38004	Environmental Fund	35,840	22,423	57,927	335
38005	Gas Tax	16,779	60,513	28,301	48,991
38007	Measure R	265,941	31,226	23,532	273,635
38008	MTA STPL Exchange	-	192,586		192,586
39002	Library Gift & Memorial	140,807	1,762	3,155	139,414
39006	Friends of the Library	(6,107)		8,178	(14,285)
39007	Library Historical Society	172			172
40000	Capital Projects Fund	859,448			859,448
47000	Low & Mod Housing	2,512			2,512
50001	Debt Service	9,515			9,515
50003	Successor Agency	485,507		5,777	479,730
60000	Internal Svcs - Fleet	960,812	77	81,979	878,910
60001	Internal Svcs - Facilities	1,927,696	82	173,084	1,754,694
60002	Internal Svcs - Admin	398,230		194,604	203,626
60003	Internal Svcs - Technology	828,215	10,683	261,697	577,201
60007	IS-Personnel & Risk Mgmt	1,165,524	1,540,285	2,685,160	20,649
60008	General Plan Update	95,958			95,958
71000	Water	1,940,216	1,285,454	1,099,599	2,126,071
72000	Sewer	1,276,480	211,845	177,712	1,310,613
76000	Strike Team	81,467			81,467
77001	Aquatics	75,999	23,768	4,102	95,665
77002	Recreation Classes	2,103	52	1,548	607
77003	Special Events	7,255	9,038	32,299	(16,007)
77004	Movie Details Services	125,462	55,874	22,097	159,239
	TOTALS	\$ 20,801,649	\$ 5,379,634	\$ 7,929,598	\$ 18,251,685



City of Sierra Madre Agenda Report

Gene Goss, Mayor
Rachelle Arizmendi, Mayor Pro Tem
John Capoccia, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member

Melinda Carillo, City Clerk
Michael Amerio, City Treasurer

TO: Honorable Mayor and Members of the City Council

FROM: Elaine I. Aguilar, City Manager *EA*

INITIATED BY: Marcie Medina, Finance Director *mm*
Sonia Cruz, Accounting Manager *sc*

DATE: November 8, 2016

SUBJECT: Approval of Purchases/Services in Excess of \$25,000 for FY 2016-2017

OVERVIEW

Based upon the City's adopted Purchasing Policy, "All purchases of supplies, equipment and services are governed by Chapter 3.08 of the Sierra Madre Municipal Code. This policy applies to all purchases, projects, and services approved by the City Council through the budget process. Purchases over \$25,000 are subject to the formal competitive purchasing procedure and are awarded by the City Council."

ANALYSIS

Below is a list of vendors whose services and supplies will exceed the City Manager's purchasing authority of \$25,000 during FY 2016-2017. For a number of reasons, this list is brought before the City Council on an annual basis. Some of the contracts/services/supplies are provided pursuant to "evergreen" contracts, so staff brings the contracts forward annually as a reminder of the contract/service. Some of the contracts/services are provided pursuant to a contract that has not yet expired. Some of the contracts/services/supplies are "sole source," so staff brings the contracts forward annually for Council approval. In all cases, funds are budgeted for the contracts/services/supplies on this list.

Additionally, it should be noted that list below does not include all contracts over \$25,000. In situations when the Council has taken separate action to approve a contract, that contract is not included on this list.

Below is the list of vendors used in the payroll process:

AMERICAN FIDELITY ASSURANCE
AUL 3121 TRUST/APPLE 457
EMPLOYMENT DEVELOPMENT DEPT
IRS

MetLife SMALL MARKET
PERS MEDICAL
PERS RETIREMENT
THE STANDARD INSURANCE

FOR CITY COUNCIL AGENDA _____

AGENDA ITEM # 1D

November 8, 2016

Page 2 of 4

Below is the list of professional service contracts or supply purchases that will exceed \$25,000.

<u>Vendor</u>	<u>Budget</u>	<u>Contract Description</u>	<u>Department</u>
ALLSTAR FIRE EQUIPMENT, INC.	\$45,000	Fire Department safety equipment	Fire
ATHENS	\$92,000	15 year contract for trash services; last contract 2013	Public Works
AQUA-METRIC	\$25,000	Purchase of Sensus water meters	Public Works
AQUARIUS	\$25,000	Purchase of Neptune water meters	Public Works
AXONTECH LLC	\$200,000	\$85,000 professional services for technology consulting; \$115,000 for computer licensing and equipment purchases; last contract renewal July 2011	Administration
BAKER AND TAYLOR	\$55,000	Various book and materials orders; labeling and inventory services; last contract 2012	Library
BANK OF AMERICA	\$55,000	Various department purchases with City credit cards	Various
BANK OF THE WEST	\$30,000	Bank Fees	Administration
BNY WESTERN TRUST COMPANY	\$1,300,000	Water and CRA bond trustee	Administration
CALIFORNIA J.P.I.A.	\$1,500,000	Workers Compensation, General Liability Insurance and some training; last RFP Spring 2012	Human Resources (Risk Mgmt.)
CITY OF ARCADIA	\$94,800	Development of Storm Water Plan for \$53,400 and monitoring of storm water for \$41,400 (EWMP Development). Contract is for 3 years; started on 7/13.	Public Works
CITY OF GLENDALE	\$75,000	Dispatching services for Fire and Paramedic; training for Fire and Paramedics; 10 year contract; last contract renewal 2004	Fire

FOR CITY COUNCIL AGENDA: _____

AGENDA ITEM

Purchasing Authorization

November 8, 2016

Page 3 of 4

<u>Vendor</u>	<u>Budget</u>	<u>Contract Description</u>	<u>Department</u>
CITY NATIONAL BANK	\$105,066	City annual master lease, contract expires 2020	Administration
COLANTUONO & LEVIN	\$275,000	City Attorney; last contract signed 2013	Administration
COMMUNITY MEDIA OF THE FOOTHILLS	\$30,000	SMTV3 programming; contract out to bid every two years; contract under review	Administration
CRESENT OIL	\$50,000	Fuel purchases	Public Works
DAPEER, ROSENBILT & LITVAK, LLP	\$60,000	Legal services for Development & Planning Services	Development Services
FIRST TRANSIT	\$1,500,000	Provide transit services; last contract 2012	Community Services
HONG L. TAM	\$60,000	Plan Review; last contract renewal July 2011 Estimated revenues of \$80K	Development Services
KEVORK TCHARKHOUTIAN	\$28,300	Engineering, inspection and plan check services. Estimated revenues of \$37,700	Public Works
LOS ANGELES COUNTY DEPT. OF PUBLIC WORKS	\$45,500	Catch basin cleaning	Public Works
LIEBERT CASSIDY WHITMORE	\$175,000	City Attorney-personnel & labor relations. And various training classes ; last contract 2010	Human Resources (Risk Mgmt.)
MERCHANTS LANDSCAPE SERVICES	\$120,000	Landscaping and grounds maintenance services, last contract 2012	Public Works
MERRIMAC ENERGY GROUP	\$80,000	Fuel purchases	Public Works
PASADENA HUMANE SOCIETY	\$28,000	Animal control services	Police
RAMS CPA	\$45,000	City auditors; 3 year contract signed in January 2012	Administration
RAYMOND BASIN MANAGEMENT BOARD	\$41,000	Required dues for membership	Public Works

<u>Vendor</u>	<u>Budget</u>	<u>Contract Description</u>	<u>Department</u>
SAN GAB VALLEY MUNICIPAL WATER DISTRICT	\$147,500	Water 10 year loan payment; contract expires 2021	Administration
SOUTHERN CALIF. EDISON CO.	\$700,000	Franchise Agreement for City utilities	Public Works
SUPERIOR COURT OF L.A.	\$40,000	Court fees & parking fees revenue collection	Police
THE GAS COMPANY	\$30,000	Franchise Agreement for City utilities	Public Works
TYLER TECHNOLOGIES INC	\$90,000	Accounting software maintenance agreement; last contract 2010	Administration
UNITED MAINTENANCE SYSTEMS	\$43,500	Janitorial services and supplies; last renewed 2012	Public Works
WATER BOARDS	\$46,000	Water permitting, inspections, investigations, compliance and monitoring	Public Works
WEST COAST ARBORISTS, INC.	\$51,000	City arborists and tree trimming; last contract renewal before 2005	Public Works
WESTERN WATERWORKS	\$33,000	Various parts for water repairs	Public Works
WILLDAN ASSOCIATES	\$265,000	Interim Planning Services and building inspector; last contract 2013 Estimated revenues of \$360K	Development Services

FINANCIAL REVIEW

All services/purchases have been appropriated in the current approved budget.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of this report are available at the City Hall public counter and the Sierra Madre Public Library.

STAFF RECOMMENDATION

It is recommended that the City Council authorize the purchases, services, supplies and contracts on the list included in this staff report and authorize the encumbrance of funds based upon the estimated annual needs for each department.



City of Sierra Madre Agenda Report

Gene Goss, Mayor
Rachelle Arizmendi, Mayor Pro Tem
John Capoccia, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member

Melinda Carrillo, City Clerk
Michael Amerio, City Treasurer

TO: Honorable Mayor and Members of the City Council

FROM: Elaine I. Aguilar, City Manager 

INITIATED BY: Larry Giannone, Director of Public Safety

REVIEWED BY: Marcie Medina, Finance Director

DATE: November 8, 2016

SUBJECT: Professional Services Agreement – Knight Communications

SUMMARY

At the October 25, 2016 meeting the City Council authorized additional hours and funding for implementation of high priority items from the recently approved I.T Master Plan, and staff should have presented a contract with Knight Communications at that time. To correct that oversight, the contract is on the agenda for approval this evening, but it is not necessary to allocate any funding (because additional funding was allocated at the previous meeting.)

On August 1, 2016 staff requested the temporary assistance of Knight Communications for Information Technology (I.T.) services. This was in response to an emergency situation arising from the temporary absence of services from the City's regular provider of I. services, Axontech. To provide the services needed for the implementation of the I.T Master Plan, in addition to the hours provided to back-fill for Axontech, the contract with Knight Communications will exceed the City Manager's contract authority of \$25,000.

The total contract amount for the Knight Communications contract will not exceed \$66,000, while the existing contract with Axontech will be \$85,000. The contract with Axontech has previously been approved. A Professional Service Agreement (Attachment "A") between the City of Sierra Madre and Knight Communications is attached.

ANALYSIS

At the October 25, 2016 City Council Meeting members of the City Council was presented with a request to approve the use of Internal Services Reserves to enhance the I.T.

Subject: Professional Services Agreement – Knight Communications

Date: November 8, 2016

Page: 2 of 2

Services for the City of Sierra Madre as well as performing a Security Review of the city wide computer systems.

That proposal included a continuation of the services from Knight Communications. As approved Knight Communications would be funded for 16 hours a week (Monday through Thursday 8 am to Noon) and that Axontech' s hours be decreased by four hours a week for a total of 10 hours weekly. The revised hours would be temporary and would not to extend past June 30, 2017. During the next fiscal budget process, staff would return with a recommendation for I.T. service hours on a more permanent basis.

FINANCIAL REVIEW

The total contract for Knight Communications ending on June 2016, will not exceed \$66,000. The funds are appropriated in the FY 2016-2017 Budget, based upon City Council action at the October 25, 2016 meeting.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of the report are available via the City's website at www.cityofsierramadre.com, at the City Hall public counter, and the Sierra Madre Public Library.

ALTERNATIVES

The City Council may choose not to approve the Professional Services Agreement with Knight Communications and provide further direction to staff for these services.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the Professional Services Agreement with Knight Communications and authorize the City Manager to sign and execute the agreement.

Attachment "A" – Professional Services Agreement between the City of Sierra Madre and Knight Communications.

Attachment "B" – Contract Proposal between the City of Sierra Madre and Knight Communications.

PROFESSIONAL SERVICES AGREEMENT
(City of Sierra Madre/ *Knight Communications Inc.*)

1. IDENTIFICATION

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into by and between the City of Sierra Madre, a California municipal corporation ("City"), and Knight Communications Inc. ("Consultant").

2. RECITALS

- 2.1 City has determined that it requires the following professional services from a consultant:
- 2.2 Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

3. DEFINITIONS

- 3.1 "Scope of Services": Such professional services as are set forth in Consultant's August 1, 2016 proposal to City attached hereto as Exhibit A and incorporated herein by this reference.
- 3.2 "Approved Fee Schedule": Such compensation rates as are set forth in Consultant's August 1, 2016 fee schedule to City attached hereto as Exhibit A and incorporated herein by this reference.
- 3.3 "Commencement Date": August 1, 2016
- 3.4 "Expiration Date": Upon satisfactory completion and delivery to the City of all work product(s) specified in the Consultant's proposal.

4. TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Expiration Date unless extended by written agreement of the parties or terminated earlier in accordance with Section 17 ("Termination") below.

5. CONSULTANT'S SERVICES

- 5.1 Consultant shall perform the services identified in the Scope of Services. City shall

have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement. In no event shall the total compensation and costs payable to Consultant under this Agreement exceed the sum of Sixty-six Thousand Dollars (\$66,000) unless specifically approved in advance and in writing by City.

- 5.2 Consultant shall perform all work to the highest professional standards of Consultant's profession and in a manner reasonably satisfactory to City. Consultant shall comply with all applicable federal, state and local laws and regulations, including the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq.*).
- 5.3 During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working at the Commencement Date if both (i) such work would require Consultant to abstain from a decision under this Agreement pursuant to a conflict of interest statute and (ii) City has not consented in writing to Consultant's performance of such work.
- 5.4 Consultant represents that it has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. Mr. Paul Hauffen shall be Consultant's project administrator and shall have direct responsibility for management of Consultant's performance under this Agreement. No change shall be made in Consultant's project administrator without City's prior written consent.
- 5.5 Consultant has represented to the City that key personnel will perform and coordinate the services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. If City and Consultant cannot agree as to the substitution of key personnel, City may terminate this Agreement for cause.
- 5.6 Consultant shall not be reimbursed for any expenses unless provided for in this Agreement or authorized in writing by City in advance.

6. COMPENSATION

- 6.1 City agrees to compensate Consultant for the services provided under this Agreement, and Consultant agrees to accept in full satisfaction for such services, payment in accordance with the Approved Fee Schedule and Section 5.1 of this Agreement above.
- 6.2 Consultant shall submit to City an invoice, on a monthly basis or less frequently, for the services performed pursuant to this Agreement. Each invoice shall itemize the services rendered during the billing period and the amount due. Within ten business days of receipt of each invoice, City shall notify Consultant in writing of any disputed amounts included on the invoice. Within thirty calendar days of receipt of each invoice, City shall pay all undisputed amounts included on the invoice. City shall not withhold applicable taxes or other payroll deductions from payments made to Consultant unless otherwise required by law.
- 6.3 Payments for any services requested by City and not included in the Scope of Services shall be made to Consultant by City on a time-and-materials basis using Consultant's standard fee schedule. Consultant shall be entitled to increase the fees in this fee schedule at such time as it increases its fees for its clients generally; provided, however, in no event shall Consultant be entitled to increase fees for services rendered before the thirtieth day after Consultant notifies City in writing of an increase in that fee schedule nor to claim payment other than in compliance with this Agreement, including Section 5.1 above.. Fees for such additional services shall be paid within sixty days of the date Consultant issues an invoice to City for such services

7. OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material ("written products" herein) developed by Consultant in the performance of this Agreement shall be and remain the property of City without restriction or limitation upon use or dissemination by City. Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

8. RELATIONSHIP OF PARTIES

Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.

Under no circumstances shall Consultant look to the City as his employer. Consultant shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on Consultant's previously earned PERS retirement benefits, and Consultant specifically assumes the responsibility for making such a determination. Consultant shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation.

9. CONFIDENTIALITY

All data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without prior written consent by City. City shall grant such consent if disclosure is legally required. Upon request, all City data shall be returned to City upon the termination or expiration of this Agreement.

10. INDEMNIFICATION

- 10.1 The parties agree that City, its officers, agents, employees and volunteers should, to the fullest extent permitted by law, be protected from any and all loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, taxes, or any other cost arising out of or in any way related to the performance of this Agreement. Accordingly, the provisions of this indemnity provision are intended by the parties to be interpreted and construed to provide the City with the fullest protection possible under the law. Consultant acknowledges that City would not enter into this Agreement in the absence of Consultant's commitment to indemnify and protect City as set forth herein.
- 10.2 To the fullest extent permitted by law, Consultant shall indemnify, hold harmless, and when the City requests with respect to a claim provide a deposit for the defense of, and defend City, its officers, agents, employees and volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person, whether physical, emotional, consequential or otherwise, and injury to any property arising out of or in connection with Consultant's alleged negligence, recklessness or willful misconduct or other wrongful acts, errors or omissions of Consultant or any of its officers, employees, servants, agents, or subcontractors, or anyone directly or indirectly employed by either Consultant or its subcontractors, in the performance of this Agreement or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage which is caused by the sole active negligence or willful misconduct of the City. Such costs and expenses shall include reasonable attorneys' fees due to counsel of City's choice, expert fees and all other costs and expenses of litigation.

- 10.3 City shall have the right to offset against any compensation due Consultant under this Agreement any amount due City from Consultant as a result of Consultant's failure to pay City promptly any indemnification arising under this Section 10 and any amount due City from Consultant arising from Consultant's failure either to (i) pay taxes on amounts received pursuant to this Agreement or (ii) comply with applicable workers' compensation laws.
- 10.4 The obligations of Consultant under this Section 10 are not limited by the provisions of any workers' compensation statute or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.
- 10.5 Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth in this Section 10 from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. If Consultant fails to obtain such indemnity obligations from others as required herein, Consultant agrees to be fully responsible and to indemnify, hold harmless and defend City, its officers, agents, employees and volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person and injury to any property resulting from any alleged intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of Consultant's subcontractors or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. Such costs and expenses shall include reasonable attorneys' fees incurred by counsel of City's choice.
- 10.6 City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. This hold harmless and indemnification provision shall apply regardless of whether or not any insurance policies apply to the claim, demand, damage, liability, loss, cost or expense.

11. INSURANCE

- 11.1 During the term of this Agreement, Consultant shall carry, maintain, and keep in full force and effect insurance against claims for death or injuries to persons or damages to property that may arise from or in connection with Consultant's performance of this Agreement.
- 11.2 Any available insurance proceeds broader than or in excess of the specified minimum Insurance coverage requirements or limits shall be available to the Additional Insured. Furthermore, the requirements for coverage and limits shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any Insurance policy

or proceeds available to the named Insured.

- 11.3 Insurance required under this Agreement shall be of the types set forth below, with minimum coverage as described:
 - 11.3.1 Comprehensive General Liability Insurance with coverage limits of not less than One Million Dollars (\$1,000,000) including products and operations hazard, contractual insurance, broad form property damage, independent consultants, personal injury, underground hazard, and explosion and collapse hazard where applicable.
 - 11.3.2 Automobile Liability Insurance for vehicles used in connection with the performance of this Agreement with minimum limits of One Million Dollars (\$1,000,000) per claimant and One Million dollars (\$1,000,000) per incident.
 - 11.3.3 Worker's Compensation insurance if and as required by the laws of the State of California.
 - 11.3.4 Professional Errors and Omissions Insurance with coverage limits of not less than One Million Dollars (\$1,000,000).
- 11.4 Consultant shall require each of its subcontractors to maintain insurance coverages that meet all of the requirements of this Agreement.
- 11.5 The policy or policies required by this Agreement shall be issued by an insurer admitted in the State of California and with a rating of at least A:VII in the latest edition of Best's Insurance Guide.
- 11.6 Consultant agrees that if it does not keep the aforesaid insurance in full force and effect, City may either (i) immediately terminate this Agreement; or (ii) take out the necessary insurance and pay the premium(s) thereon at Consultant's expense.
- 11.7 At all times during the term of this Agreement, Consultant shall maintain on file with City's Risk Manager a certificate or certificates of insurance showing that the policies required by this Agreement are in effect in the required amounts and naming the City and its officers, employees, agents and volunteers as additional insureds. Consultant shall file with City's Risk Manager such certificate(s) prior to commencement of work under this Agreement.
- 11.8 Consultant shall provide proof to the City's Risk Manager that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage at least two weeks prior to the expiration of the coverages.

- 11.9 The general liability and automobile policies of insurance required by this Agreement shall contain endorsements naming City and its officers, employees, agents and volunteers as additional insureds. All of the policies required under this Agreement shall contain an endorsement providing that the policies cannot be canceled or reduced except on thirty days' prior written notice to City. Consultant agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.
- 11.10 The insurance provided by Consultant shall be primary to any other coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.
- 11.11 All insurance coverage provided pursuant to this Agreement shall not prohibit Consultant, and Consultant's employees, agents or subcontractors, from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against the City.
- 11.12 Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of City, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond guaranteeing payment of losses and expenses.
- 11.13 Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duties to indemnify, hold harmless and defend under Section 10 of this Agreement.
- 11.14 Consultant shall report to the City, in addition to the Consultant's insurer, any and all insurance claims submitted to Consultant's insurer in connection with the services under the Agreement.
- 11.15 Consultant may be self-insured under the terms of this Agreement only with express written approval from the City.
- 11.15.1 All self-insured retentions (SIR) must be disclosed to the City for approval and shall not reduce the limits of liability.
- 11.15.2 Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named Insured or the City.
- 11.16 The City reserves the right to obtain a full certified copy of any Insurance policy

and endorsements. Failure to exercise this right shall not constitute a waiver of the right to exercise later.

12. MUTUAL COOPERATION

12.1 City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant's services under this Agreement.

12.2 If any claim or action is brought against City relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require in the defense of that claim or action.

13. RECORDS AND INSPECTIONS

Consultant shall maintain full and accurate records with respect to all matters covered under this Agreement for a period of three years after the expiration or termination of this Agreement. City shall have the right to access and examine such records, without charge, during normal business hours. City shall further have the right to audit such records, to make transcripts therefrom and to inspect all program data, documents, proceedings, and activities.

14. PERMITS AND APPROVALS

Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary for Consultant's performance of this Agreement. This includes, but shall not be limited to, professional licenses, encroachment permits and building and safety permits and inspections.

15. NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand or overnight courier service during Consultant's and City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City:
City of Sierra Madre
232 W. Sierra Madre Blvd.
Sierra Madre, CA 91024
Telephone: (626) 355-7135

If to Consultant:
Knight Communications.
427 Yale Avenue, Suite 201
Claremont, CA 91711
Telephone: (909) 621-3559

With courtesy copy to:

Teresa Highsmith, City Attorney

Colantuono, Highsmith & Whatley, PC
300 South Grand Avenue, Suite 2700
Los Angeles, CA 90071-3137
Telephone: (213) 542-5707
Facsimile: (213) 542-5710

16. SURVIVING COVENANTS

The parties agree that the covenants contained in Section 9, Section 10, Paragraph 12.2 and Section 13 of this Agreement shall survive the expiration or termination of this Agreement.

17. TERMINATION

- 17.1. City may terminate this Agreement for any reason on five calendar days' written notice to Consultant. Consultant may terminate this Agreement for any reason on sixty calendar days' written notice to City. Consultant agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement.
- 17.2. If City terminates this Agreement due to no fault or failure of performance by Consultant, then Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement.

18. GENERAL PROVISIONS

- 18.1 Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subcontractor to file, a Statement of Economic Interest with the City's Filing Officer if required under state law in the performance of the services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer, or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

- 18.2 Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.
- 18.3 This Agreement shall be binding on the successors and assigns of the parties.
- 18.4 Except as expressly stated herein, there is no intended third party beneficiary of any right or obligation assumed by the parties.
- 18.5 Time is of the essence for each and every provision of this Agreement.
- 18.6 In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor, or applicant for employment because of race, color, creed, religion, sex, marital status, sexual orientation, national origin, ancestry, age, physical or mental disability medical condition or any other unlawful basis.
- 18.7 The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between such heading, and the section or paragraph at the head of which it appears, the section or paragraph, and not such heading, shall govern construction of this Agreement. Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular and vice versa, in any place or places herein in which the context requires such substitution(s).
- 18.8 The waiver by City or Consultant of any breach of any term, covenant or condition of this Agreement shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition of this Agreement. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in a writing signed by one authorized to bind the party asserted to have consented to the waiver.
- 18.9 Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Consultant.
- 18.10 Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies. If legal action

shall be necessary to enforce any term, covenant or condition herein contained, the party prevailing in such action, whether or not reduced to judgment, shall be entitled to its reasonable court costs, including any accountants' and attorneys' fees incurred in such action. The venue for any litigation shall be Orange County, California and Consultant hereby consents to jurisdiction in Orange County for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.

- 18.11 If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.
- 18.12 This Agreement shall be governed and construed in accordance with the laws of the State of California.
- 18.13 All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and the provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed by City and Consultant.
- 18.14 Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such documents shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of City. In addition, pursuant to Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds ten thousand dollars, all such documents and this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under the Agreement.

19 PREVAILING WAGE LAW

19.1 Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., (“Prevailing Wage Laws”), which require the payment of prevailing wage rates and the performance of other requirements on certain “public works” and “maintenance” projects. If the services under this Agreement are being performed as part of an applicable “public works” or “maintenance” project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify, and hold the City, its elected officials, officers, employees, and agents free and harmless from any claim or liability arising out of any failure or alleged failure of Consultant to comply with the Prevailing Wage Laws.

TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

“City”
City of Sierra Madre

“Consultant”
Knight Communications

By _____
Elaine Aguilar, City Manager

By: _____
Paul Ramakrishnan, CEO

Date: _____

Date: _____

By: _____

Date: _____

Note that it takes two signatures to bind a corporation. If a contractor does not wish to provide a second signature, the City can accept one signature and a resolution of the Board of Directors of the corporation, with two signatures on the resolution, authorizing the person who signed the agreement to sign for and bind the corporation.

Attest:

By _____
Melinda Carrillo, City Clerk

Date: _____

Professional Services Agreement
City of Sierra Madre/Knight Communications

Approved as to form:

By _____
Teresa Highsmith, City Attorney



AGREEMENT FOR INFORMATION TECHNOLOGY SERVICES

This Services Agreement (hereinafter referred to as "this Agreement") is entered into by and between the City of Sierra Madre, (hereinafter referred to as "City") and Knight Communications Inc., (hereinafter referred to as "Knight"), starting on August 1, 2016.

SERVICES.

Knight staff will be on-site from 8:00 AM to 12:00 PM Monday thru Thursday to handle the small day to day issues the employees may have with their PC's, and peripherals.

The team from Knight will be responsible for maintaining and doing weekly updates on all the PC's for the City. This includes CAD\RMS, Mobile Data Computers, and connections to DOJ. This would also include the public PC's at the Library. Knight would be familiar with the Webpage connection (Civic Live).

Knight would make ourselves familiar with the Time Clocks and the Time Clock Plus software including upgrades to the software.

The staff from Knight will be responsible for the creation of login's, email accounts, and other computer privileges for new employees.

Knight will document and track all help desk tickets whether received from phone or email.

Provide ongoing hardware diagnostics and support of all workstations, printers, and other peripherals.

Coordinate resolution of software problems with software vendor.

Ensure efficient daily operations of PCs and peripherals

Knight agrees that we and Axontech would work closely with one another and be able to assist the City staff in all areas should an immediate need or emergency exist. In addition Knight agrees to share the knowledge of all systems

PAYMENT

City agrees to pay Knight an hourly fee of \$ 80.00

Any work-related expenses, such as travel expenses, incurred by Knight shall be Knight's own responsibility.



City of Sierra Madre Agenda Report

Gene Goss, Mayor
Rachelle Arizmendi, Mayor Pro Tem
John Capoccia, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member

Melinda Carrillo, City Clerk
Michael Amerio, City Treasurer

TO: Honorable Mayor Goss and Members of the City Council

FROM: Elaine I. Aguilar, City Manager 

INITIATED BY: Bruce Inman, Director of Public Works 

DATE: November 8, 2016

SUBJECT: RECOMMENDATION TO DENY A REQUEST FROM AMERICAN TOWER FOR THE PURCHASE OF A PERMANENT EASEMENT FOR AN EXISTING CELL TOWER AT THE SPREADING BASINS SITE

SUMMARY

Staff recommends that the City Council deny a request from American Tower Corporation to purchase an easement covering its cell site at the spreading basins in lieu of providing monthly rent payments.

ANALYSIS

Staff has been contacted by a representative of American Tower Corporation (ATC) with a proposal for that company to purchase a permanent easement covering the existing Verizon cell site leasehold at the City's spreading basins. Verizon has entered into an agreement with American Tower Corporation under which ATC will manage this particular Verizon site. ATC, in turn has asked Tower Alliance to enhance the value of the ATC lease. Tower Alliance, as an agent for ATC submitted a proposal on August 29th under which ATC would provide a lump sum payment or a larger sum paid over a ten-year period for the purchase of an easement in which to continue operations of the existing Verizon cell tower.

The August 29th ATC/Alliance proposal provided the following options for their proposed easement purchase:

1. ATC/Alliance would pay \$4,491 per month to the City over a period of ten years. The offer letter indicated the total payout over that period would be \$538,887. The correct total payout would be \$538,920. These payments would be in lieu of the current rent, which is \$2,319.05 per month.

2. ATC/Alliance would pay the City a single lump sum of \$415,000. This would be in lieu of the current rent.

In light of the City Council's direction in December 2015 regarding a request from one of ATC' competitors, to seek a higher payout from the applicant, staff directed Alliance to review their proposal and provide the City with a best and final offer. Alliance/ATC returned the requested best and final offer dated October 5, 2016. The offer provided the following options:

1. ATC/Alliance would pay the City \$4,657 per month to the City over a period of fifteen years. The offer letter indicated the total payout over that period would be \$538,887. The correct total payout based on the offer letter's stated payment amount would be \$838,260. These payments would be in lieu of the current rent.
2. ATC/Alliance would pay \$4,491 per month to the City over a period of ten years. The offer letter indicated the total payout over that period would be \$538,887. The correct total payout would be \$538,920. These payments would be in lieu of the current rent, which is \$2,319.05 per month.
3. ATC/Alliance would pay the City a single lump sum of \$460,000. This would be in lieu of the current rent.

FINANCIAL REVIEW

The existing Verizon cell site is covered under a lease agreement that went into effect June 24, 2014. The initial term of the lease is five years, followed by four automatic five-year extensions, and then another five automatic 5-year extensions, for a total lease term of as much as 50 years. There is a complicated CPI-related formula under which the amount of rent is adjusted each June. Over the potential 50-year term (ending 2064) of the existing lease, even with no CPI-related rent adjustment, the total rent revenue to the City would be approximately \$1,380,000. At the modest CPI increase (taken annually) seen since the lease was signed (0.28%) the total revenue is estimated at over \$1,427,000.

If the easement is denied at this time, Verizon or ATC may at a later date determine that the site is no longer needed or that it is not cost effective to continue to pay rent. Should the site be taken out of operation, revenue to the City from this source will cease. In other words, if the easement is denied and the site continues to be used under the existing lease, that use will need to continue to 2036/2045 to exceed the revenue offered in Option 1; use would have to continue to 2035 to exceed the option 2 revenue, or to 2033 to exceed the Option 3 revenue.

In order to maximize the City's revenue from the Verizon/ATC site, the existing lease should remain unchanged and the requested easement should not be granted. Staff has notified ATC of our intended recommendation to Council in regards to this matter; we have received no response from ATC.

Staff recommends that the request from American Tower for the grant of a permanent easement be denied at this time. In addition to the concern over the potential loss in long-term revenue to the City, it should be noted that the location of the ATC cell site is within the spreading basin property. Should the City ever need to reclaim this previously un-used area of the spreading basins for some other City use, it is expected that as an interest in real property, the easement would have to be purchased back from American Tower or their successor.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of this report are available at the City Hall public counter and the Sierra Madre Public Library.

STAFF RECOMMENDATION

Staff recommends that the City Council deny a request from American Tower Corporation to purchase an easement covering its cell site at the spreading basins in lieu of providing monthly rent payments.

Attachments: August 29, 2016 ATC/Alliance Easement Offer
 October 5, 2016 ATC/Alliance Easement Offer



August 29, 2016

Mr. Bruce Inman
City of Sierra Madre
232 West Sierra Madre Boulevard
Sierra Madre, CA 91024

**Subject: Site Name: Sierra Madre CA Site #: 418970 (Verizon ID: #221933)
Easement Proposal: The City of Sierra Madre**

Dear Mr. Inman,

Thank you for taking the time to speak with me regarding the City's lease, referenced above, and American Tower's interest in purchasing an easement agreement. Enclosed is a copy of the City's lease for your convenience and reference.

As you know, earlier last year American Tower Corporation ("ATC") entered into an agreement with Verizon Wireless to manage the tower site that is located on the City's property. ATC has contracted Tower Alliance to work on the sites they manage for Verizon. I work for Tower Alliance and was recently assigned to work directly with the City on this proposal.

American Tower is offering an option to sell an easement, an option that may not have been available at the time the tower was first installed. American Tower has pre-approved the below payment options for the City's review:

- **Option 1: \$4,491.00 per month for the next ten years – Total Payout \$538,887.00**
American Tower will replace the lease with an easement agreement. As this is nearly double the monthly income, it is an option should the City want to continue to be paid over time.
- **Option 2: \$415,000.00 One-Time Payment in lieu of the current rent**

With the perpetual easement agreement, American Tower will record an exclusive perpetual easement on the existing leased area and a non-exclusive one on the existing access and utility easement(s) if any. By doing so, American Tower retains the right to operate the tower as they are doing today until the agreement is terminated.

With either option all future risk associated with the tower is eliminated. All of the protections currently under the existing lease agreement remain in effect. American Tower will continue to pay as a reimbursement any personal property taxes or any increase in real property taxes that are attributable to the operation of the tower.

I will plan on following up with you in two weeks. In the meantime, please feel free to call me if you have any questions about this proposal. I can be reached directly at (949) 300-0691.

Thank you again for your time and consideration.

Sincerely,

Caroline Van Fleet
Lease Consultant
Tower Alliance, LLC – on behalf of American Tower Corporation
5000 T-Rex Avenue,
Suite 160
Boca Raton, FL 33431
(949) 300-0691 office
(866) 236-1216 fax
cvanfleet@toweralliancellc.com

This is a conditional offer and will remain in effect for 45 days from receipt of this letter. This Letter is not intended to create any legally binding obligations on the part of you or American Tower, or any of their respective affiliates, and no such obligations will exist unless and until a definitive agreement with respect to a transaction is executed and delivered by the parties or their affiliates in their sole discretion, and then only as and to the extent provided in such definitive agreement.



AMERICAN TOWER®



**TOWER
ALLIANCE**

October 5, 2016

Mr. Bruce Inman
City of Sierra Madre
232 West Sierra Madre Boulevard
Sierra Madre, CA 91024

**Subject: REVISED PROPOSAL: The City of Sierra Madre
Site Name: Sierra Madre CA Site #: 418970 (Verizon ID: #221933)**

Dear Mr. Inman,

Thank you for taking the time to speak with me again regarding American Tower's interest in entering into a perpetual easement agreement with the City. I understand American Tower's previous offer was not agreeable to the City. I shared the City's feedback with American Tower and they have revised their proposal as "best and final" for the City's review and consideration.

- **Option 1: \$4,657.00 per month for the next fifteen years – Total Payout \$558,846.00**
American Tower will replace the lease with an easement agreement. As this is nearly double the monthly income, it is an option should the City want to continue to be paid over time.
- **Option 2: \$4,491.00 per month for the next ten years – Total Payout \$538,887.00**
American Tower will replace the lease with an easement agreement. As this is nearly double the monthly income, it is an option should the City want to continue to be paid over time.
- **Option 3: \$460,000.00 One-Time Payment in lieu of the current rent**

As discussed, with the perpetual easement agreement, American Tower will record an exclusive perpetual easement on the existing leased area and a non-exclusive one on the existing access and utility easement(s) if any. By doing so, American Tower retains the right to operate the tower as they are doing today until the agreement is terminated.

With either option all future risk associated with the tower is eliminated. All of the protections currently under the existing lease agreement remain in effect. American Tower will continue to pay as a reimbursement any personal property taxes or any increase in real property taxes that are attributable to the operation of the tower.

I will plan on following up with you in two weeks. In the meantime, please feel free to call me if you have any questions about this proposal. I can be reached directly at (949) 300-0691. Again, I appreciate both your time and assistance.

Sincerely,

Caroline Van Fleet
Lease Consultant
Tower Alliance, LLC – on behalf of American Tower Corporation
5000 T-Rex Avenue, Suite 160
Boca Raton, FL 33431
(949) 300-0691 office
cvanfleet@toweralliancellc.com

This is a conditional offer and will remain in effect for 45 days from receipt of this letter. This Letter is not intended to create any legally binding obligations on the part of you or American Tower, or any of their respective affiliates, and no such obligations will exist unless and until a definitive agreement with respect to a transaction is executed and delivered by the parties or their affiliates in their sole discretion, and then only as and to the extent provided in such definitive agreement.



City of Sierra Madre Agenda Report

Gene Goss, Mayor
Rachelle Arizmendi, Mayor Pro Tem
John Capoccia, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member

Melinda Carrillo, City Clerk
Michael Amerio, City Treasurer

TO: Honorable Mayor and Members of the City Council

FROM: Elaine I. Aguilar, City Manager *EIA*

INITIATED BY: James Carlson, Management Analyst *JC*

REVIEWED BY: Bruce Inman, Director of Public Works

DATE: November 8, 2016

**SUBJECT: ADDITIONAL FUNDING REQUEST FOR COMMUNITY FOREST
MAINTENANCE AND APPROVAL OF AN ADOPT-A-TREE
PROGRAM**

SUMMARY

Staff is recommending that the City Council approve the request from staff for \$25,000 of General Fund reserves for Community Forest maintenance. Staff also recommends City Council approval of an Adopt-A-Tree program.

ANALYSIS

Community Forest Maintenance

The Community Forest is comprised of the City's approximately 5,100 public trees. Most trees are located in the parkway, along sidewalks and/or streets, and a smaller percentage are located in City facilities and parks. Since 2013, the budgeted amount for maintaining (trimming or removing) these trees has been \$51,000. There have not been any funds spent on planting of new trees due to a moratorium imposed by the City Council on September 9, 2014 due to water conservation considerations.

Due to pervasive drought conditions, increase in labor costs, and vector infestations, staff has recently expended the entire budgeted amount for fiscal year 16/17 and is requesting an additional \$25,000 to complete existing and anticipated tree maintenance work through June 30, 2017.

There are three main of reasons for the budget shortfall;

- The fiscal year begins during the warmest months with the lowest amount of precipitation. Many trees died very rapidly during this time, and many

Subject: Additional Funding Request for Community Forest Maintenance and Approval of an Adopt-A-Tree Program.

Date: November 8, 2016

Page 2 of 4

trees that staff had placed on a “watch list” had lost their battle with the climatic conditions. The entire budget was spent on removal of dead or non-viable trees, or also on trimming of dead wood typically at the ends of the tree’s canopy to prevent branch failure and provide the tree with a better chance to survive. None of the funds were spent on trimming for aesthetics or removal of a healthy tree due to a resident’s personal preference.

- While the City has budgeted the same amount each year (\$51,000) for each of the last three years for tree maintenance activities, labor costs have risen. Sierra Madre’s contractor, West Coast Arborists, is now mandated to adhere to prevailing wage requirements.
- There were an uncommon amount of extraordinary circumstances. One major expenditure involved the removal of an extremely large Eucalyptus that had partially fallen on the Brookside Drive pedestrian walkway. This is a popular public trail, south of the first footbridge. Due to the size of the tree, as well as extremely limited access to the tree, the cost of this removal was very high. Staff was able to save some of the funds by using a local private contractor, who had agreed to do the removal at a reduced rate, instead of the City’s contract arborist.

Staff also had to remove two very large Sycamore trees in Sierra Vista Park that had succumbed to the Polyphagous Shot Hole Borer (PSHB). This is a relatively recent and destructive vector that is gradually moving north into the San Gabriel Valley. There is no current treatment for the pest, and additional measures must be taken to segregate the material and sanitize the equipment to avoid a spread of PSHB.

A total of 51 trees have been removed and 36 trees have been trimmed since the beginning of the fiscal year in July. There is additional work needed right now that is contingent on additional funding, including one more extraordinary removal of a very large Ficus Tree on S. Baldwin Avenue which was approved for removal for pedestrian safety and estimated at a cost of \$2,800.

Public Works crews have been able to accomplish some of this work, but are not asked to work with large trees, or those with utility line issues that could jeopardize staff safety. Crews also have wide and diverse responsibilities and are not consistently available to do this work. This year’s rate of work is on pace to more than double last year’s removal and possibly triple last year’s trimming.

Subject: Additional Funding Request for Community Forest Maintenance and Approval of an Adopt-A-Tree Program.

Date: November 8, 2016

Page 3 of 4

CALFire Grant

Staff has applied for a grant from CALFire to attempt to fund the removal of private and public dead or hazardous trees in the High Fire Danger Area of Sierra Madre, which is all land north of Grand View Avenue. Staff has applied for \$98,000 to be spent over the next two years for this safety effort. This funding is also somewhat unique in that it can be spent to remove dead private trees which are often identified by the Fire Department or Code Enforcement and are the responsibility of the property owners. Staff expects to know if the application was approved in December, and if approved, begin this program in February 2017. This grant may help alleviate the budget shortcoming, but is limited to the areas north of Grand View Avenue.

Adopt-A-Tree Program

As one may imagine, interactions between staff and residents has also increased steadily with the Community Forest concerns. Residents will often ask staff if a removed tree will be replaced. Per the September 9, 2014 Council action a moratorium has been set prohibiting the planting of new City trees. Also, per Sierra Madre Municipal Code Section 12.20.045, residents are not allowed to plant their own trees without permission from the City. Many of the residents indicate that they are willing to pay for new trees, and are sharing examples of various young trees that are doing relatively well in the parkways. This is most likely a combination of the adaptability of the species, as well as the concerted efforts of the adjacent owners to care for and water the tree. The Energy, Environment, and Natural Resources Commission has developed an "Adopt-A-Tree" program in which a resident may pay for the new tree and planting, and provide a signature indicating that they will comply with the conditions of the program that include the best practices to support the new tree. Details of this program are provided as **Attachment A**.

Staff is requesting that the City Council allow the launch of this program to accommodate the residents who are willing to purchase and care for a new parkway tree during the upcoming planting season. Staff has also recently been informed that it may be possible to use some unspent "Windstorm Recovery" grant funds to subsidize this effort until June of 2017. Staff will determine if this is an option in the next few weeks, but would like to launch the program regardless of the decision.

Staff will carefully observe the results of an Adopt-A-Tree program during this planting season in anticipation of a future opportunity to begin replacing the numerous trees that have been removed in recent years and restore the Community Forest.

FINANCIAL REVIEW

Staff is requesting \$25,000 of unbudgeted General Fund reserves to be placed in the Environmental Fund (38004.83300.52200) for tree maintenance activities during fiscal year 2016/2017.

Subject: Additional Funding Request for Community Forest Maintenance and Approval of an Adopt-A-Tree Program.

Date: November 8, 2016

Page 4 of 4

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of the report are available via the City's website at www.cityofsierramadre.com, at the City Hall public counter, and the Sierra Madre Public Library.

ALTERNATIVES

1. The City Council may approve the request from staff for \$25,000 of General Fund reserves for Community Forest maintenance and approve the Adopt-A-Tree program, to be started immediately.
2. The City Council may approve an amount different from the \$25,000 of General Fund reserves requested for Community Forest maintenance and provide direction to staff regarding the Adopt-A-Tree program.
3. The City Council may direct staff to provide additional information.
4. The City Council may decline to take action.

STAFF RECOMMENDATION

Staff is recommending that the City Council approve the request from staff for \$25,000 of General Fund reserves for Community Forest maintenance. Staff also recommends City Council approval of an Adopt-A-Tree program.

Attachments (1):

Attachment A: EENR Commission report dated October 15, 2014 (and updated June 10, 2016) describing the Adopt-A-Tree program.

**ENERGY, ENVIRONMENT
& NATURAL RESOURCES
COMMISSION**



*Kathleen Blanchard - Chair
Caroline Brown - Commissioner
Cole Butler - Commissioner
Jeff Hall - Commissioner
Kim Chymer Kelley - Commissioner
Marguerite Shuster - Commissioner*

STAFF REPORT

TO: ENERGY, ENVIRONMENT & NATURAL RESOURCES COMMISSION

FROM: BRUCE INMAN, DIRECTOR OF PUBLIC WORKS

DATE: OCTOBER 15, 2014 (UPDATED FOR 6/10/2016 REVIEW)

SUBJECT: REVIEW OF PROPOSED ADOPT-A-TREE PROGRAM

SUMMARY

As a specific task under "Maintain and Improve the City Infrastructure" goal of the April 2014 Strategic Plan, the City Council has directed staff to develop an Adopt-A-Tree Program for the City. Staff has developed a rough framework of such a plan and is presenting it at this time to the Energy, Environment, and Natural Resources Commission for review and comment. Please provide staff with comments and recommendations regarding the proposed plan as outlined in this report and its attachments.

ANALYSIS

At the Commission's September meeting there was a discussion regarding a staff-proposed moratorium on the planting of parkway trees until the drought was over. The Commission determined that tree planting could continue, but would be limited to only those sites where the adjacent property owner has asked for a tree and has agreed to water and otherwise care for the requested tree.

This decision by the Commission has actually formed the basis for the City Council requested Adopt-A-Tree (AAT) program. By requesting that a tree be planted and agreeing beforehand to water and otherwise care for the tree, the applicant is in fact "adopting" or taking responsibility for the tree. Thus, a program is born.

Staff proposes to take the program a step farther than just tree planting. Although it occurs far less frequently than residents requesting that trees be planted, from time to time a property owner will assume responsibility for a city-owned tree by irrigating, providing proper understory plantings and care, and in some cases even hiring professionals to do trimming of the tree. It is proposed that the Adopt-A-Tree program be expanded to allow for residents to "adopt" an existing tree.

We are differentiating between the planting program and the care program by giving them different names. The planting program will be known as the Adopt-A-Tree Program. The tree care program will be the Tree Sponsor Program.

Staff has done an on-line search for other agencies' tree adoption programs, and has actually found only a few in California. Burlingame, South Pasadena, and Garden Grove have tree adoption programs, ranging in complexity from that of Garden Grove which consists of simply calling the City and requesting a tree, to the Burlingame program that is more complex. Staff has attempted to provide a program that is relatively easy to administer, while still seeking the accountability of the participants as discussed by the Commission at your last meeting.

ADOPT-A-TREE PROGRAM

The proposed tree adoption application is attached to this report. A property owner may apply for a tree to be planted in their adjacent parkway under this program. The applicant signs his or her acceptance of conditions of planting as outlined on the first page of the application. The second page provides contact information for the applicant and allows space for the applicant to list three desired tree species, to be selected from the list attached as the third page of the document. The applicant then meets in the field with a staff member or Natural Resources Commissioner for determination of the specie to be planted. This allows for the selection of a specie that will perform well in the selected space or even a determination that the requested space is insufficient for planting a tree. The application allows for the applicant to note that the tree is being planted in honor of someone, and additionally provides a line for the applicant to name the tree. These lines are optional and may be left blank. Information regarding the cost of the planting and date of planting can be added in the Notes portion of the application once specie is selected and the tree planted.

The person adopting the tree will be provided with appropriate tree care information as previously prepared by the Tree Advisory Commission and the International Society of Arboriculture.

TREE SPONSOR PROGRAM

The proposed tree sponsorship application is attached to this report. A property owner may choose to care for his/her parkway tree rather than relying on the City to do so. The application for this program is similar to the one for the adoption program, it is simply modified to better represent the care for mature trees. Guidelines for the program are spelled out so that the applicant understands what they are agreeing to do. The application provides check boxes to indicate what level of care the applicant agrees to give the subject tree.

The person sponsoring the tree will be provided with appropriate tree care information as previously prepared by the Tree Advisory Commission and the International Society of Arboriculture.

RECOGNITION

It is understood that some applicants simply want a tree planted and care little about personal recognition for having planted the tree. This program will not require any participant to be recognized in any way the participant does not feel comfortable with.

City of Sierra Madre
Adopt a Tree Program
October 2014

Purpose: Fulfill April 2014 City Council Strategic Plan

Implement proposed 2015 General Plan Objective R10: The maintenance and enhancement of the City's significant tree resources.

Implement proposed 2015 general Plan Policy R10.3: Carry out the objectives and recommendations of the Community Forest Management Plan.

Implement proposed 2015 General Plan Objective R11: The development of funding sources for the maintenance and enhancement of the tree preservation and planting program.

Implement proposed 2015 General Plan Policy R11.1: Locate financial assistance for trimming and care of trees.

Implement proposed 2015 General Plan Policy R11.2: Solicit community participation in programs which are geared towards planting and maintaining City trees.

Provide a means of ensuring proper care and watering of newly planted trees, especially during times of drought and stringent water conservation.

Program Description: This tree adoption program provides a means of ensuring that newly planted trees are irrigated and properly cared for, that property owners receiving parkway trees are in fact desirous obtaining the trees, and that the property owner/program participant will in fact be responsible for the care and maintenance of the tree. This program also provides for the maintenance and care of existing parkway trees by allowing adjacent property owners to assume responsibility of watering, vine removal, and pruning of their adopted tree.

Forester Program The Forester Program is provided for the property owner or resident who chooses to adopt an existing parkway tree.

Re-Leaf Program The Re-Leaf Program is designed for the property owner or resident who desires to have a new parkway tree or trees planted.

Under this program, the applicant requests that a tree be planted in their parkway by filling out a written application. Included in that application is an agreement under which the applicant agrees to water and care for the tree according to instructions that will be given to them at the time of application.

The incentives to the applicant are:

- 1.) The applicant gets a tree planted. No parkway trees will be planted until further notice without a written agreement to irrigate and maintain in place prior to planting.
- 2.) The applicant receives a certificate featuring a photo of the tree (and themselves with it, if desired) stating that they have adopted the tree. The certificate will have a space in which a name for the tree can be recorded. This could be the name of a person the tree is dedicated to, or just a name they wish to give "their" tree.
- 3.) The certificate will be copied and placed on the city's website for recognition purposes.

Tree Sponsor Certificate

**Tree Sponsor
Recognition**



This certificate is awarded to

Name of Recipient

in recognition of having agreed to provide care for a
mature parkway tree located at:

.....
Mayor

.....
Date

.....
Chair, Natural Resources Commission

.....
Date



DEDICATION TREE PLANTING POLICY



Introduction

The Public Works Department manages South Pasadena's urban community forest. The community forest includes trees in City parkways, median strips, public parks and other parkland areas. It is the policy of the City to enthusiastically accept donations for planting dedication trees and to accept donations of trees that meet the City's minimum requirements and conditions for planting. The park supervisor shall approve a location for planting, taking into consideration the site requirements and desirable tree species as described herein.

Dedication trees can be donated to celebrate the birth of a child, to celebrate a special event, to honor a special person in your life, in memory of the deceased, etc. The planting of dedication or donation trees is not limited to these purposes.

Anyone wishing to donate funds or to donate dedication trees shall first complete a Dedication Tree Planting application. Applicants will be notified of available sites for planting and the variety of tree(s) desirable at those sites. Applicants will be given an option to purchase a tree for planting, or to donate funds for a tree to be purchased by the City. The park supervisor will schedule tree planting upon approval of the application and acceptance of the donation. Whenever a dedication tree is planted, information noting the planting site will be included on the City's tree inventory and a photo will be added to the Dedication Tree Planting page of the City's website. Each donation will be recognized by the issuance of a card of acknowledgement to both the applicant and the honoree or the honoree's family when the tree is planted.

Tree Species

New street trees shall generally be of the same species as the predominate species on a street. If the existing species type is determined to be inappropriate, then a similar, compatible species shall be planted that preserves the aesthetic qualities of the existing trees located on the street. Among other relevant factors, the size of the tree at maturity shall be a consideration for tree species selection.

Minimum Planting Size

Trees shall be single stemmed trees, 1½" caliper (or larger) measured at breast height. Minimum container size shall be a 24" box for trees specified as 1½" caliper. The standard tree size shall be 6-10 feet in height.

The root ball of each tree must hold intact during planting and be sized to contain adequate roots for good tree growth. Trees must not exhibit signs of being root bound from being in a container too long. Additionally, all trees shall be disease free, have a symmetrical, well-balanced crown and be capable of standing on their own without the nursery stake upon final inspection.

Planting Site

Planting sites shall be determined by the park supervisor. The planting site must meet the following minimum requirements.

- 1.) Adequate spacing (both above ground and under ground) must be present to allow healthy growth to maturity.
- 2.) Location must be conducive to good management practices and does not significantly disrupt maintenance activities or utilities.
- 3.) Water must be reasonably available for the maintenance of the tree.
- 4.) Trees shall not be planted where they would interfere with the growth of other trees in the immediate area or be overshadowed by an existing tree.
- 5.) Planting site shall allow five feet minimum distance from gas, electric or water meters.
- 6.) Location shall be fifteen feet from street lights, ten feet from fire hydrants, and five feet from walkways, driveways or other hardscape features.
- 7.) Site shall not be within 75-feet of the point of intersection of streets (per Municipal Code Section 34.6).

This Dedication Tree Policy supplements the City's Public Tree Management Policy, which contains further information about selection of tree species and planting requirements.

(Dated: 12/21/00)



**City of Burlingame Department of Parks and Recreation
 Adopt-A-Tree Program
 Registration Form**

DATE: _____

LAST NAME or GROUP NAME: _____

ADDRESS: _____

Read carefully the rules and procedures of the guidelines before signing up as a volunteer(s) committing to weekly watering in the Adopt-A Tree Program. Understand that failure to follow them may result in termination of this agreement.

Volunteer(s) must attend an orientation on the Adopt-A-Tree Program procedures.

List all Members that will be Watering:

- | | |
|----------|----------|
| 1. _____ | 2. _____ |
| 3. _____ | 4. _____ |
| 5. _____ | 6. _____ |

CONTACT PERSON INFORMATION

Daytime Phone: _____ Evening Phone: _____ Cell: _____

E-mail Address: _____

Emergency Contact: Name: _____ Phone: _____

Information on this form will be used by the Adopt-A-Tree Program Coordinator and the City of Burlingame Parks Division.

DEFENSE, HOLD HARMLESS, AND INDEMNITY AGREEMENT

In consideration of my participation in the City of Burlingame ("City"), Department of Parks and Recreation Adopt A Tree program, I agree to defend, hold harmless and indemnify the City, its officers, agents, employees and volunteers and each and every one of them, from and against any and all actions, damages, costs, liabilities, claims, demands, losses, judgments, penalties, costs and expenses of every type



City of Burlingame Adopt-A-Tree Program

The City of Burlingame (The City) plants over 300 new trees each year. These newly planted trees need water to get established in an urban environment. The City needs help from the community to water trees during their first 2 years to ensure that trees thrive. Individuals, businesses, organizations and community groups can make a difference in the community by volunteering to water newly planted trees once a week during dry months.

Here are 5 great reasons to adopt-a-tree and help our urban forest thrive;

1. Help make your community a healthier place to live, work and play. Trees absorb airborne pollutants and are one of the cheapest, most effective means of removing CO₂ from the air. An acre of trees absorbs as much carbon dioxide as a car produces in a year. Dust levels can be as much as 75% lower on the downwind side of a tree.
2. Help cool, revitalize and improve the appearance of neighborhood streetscapes. Trees reduce erosion, control storm water runoff, and lower temperatures by transpiring water and shading surfaces.
3. Reduce stress levels and improve your mental health. Trees screen sound and unattractive views. Studies show that urban vegetation slows heartbeats, lowers blood pressure, and relaxes brain wave patterns.
4. Contribute to the community. Spend quality time with friends and family, and build a sense of community and pride in our neighborhoods.
5. Share that you Care!

Program Coordinator

A volunteer Adopt-A-Tree Program Coordinator answers questions via email, maintains online adoption lists and assigns trees to volunteers. Email the Program Coordinator at burlingamecec@googlegroups.com if you would like to volunteer or have any questions.

Adopt-A-Tree Volunteers

Adopt-A-Tree volunteers register with the City, sign a waiver, attend an orientation meeting or phone orientation and commit to;

1. Water adoptees will water once a week (unless heavy rain occurs) for 2 years. Special 1 year commitments may be available for student groups or organizations.
2. Supply 5 gallons of water for weekly watering. Five recycled 1 gallon milk containers work well.
3. Remove weeds and debris within 1 foot of tree trunk.
4. Monitor trees and report any negative changes in tree condition to The City Parks Department at 650-558-7330.
5. Notify Program Coordinator at burlingamecec@googlegroups.com of extended vacations or absences of 3 weeks or more and cannot locate a temporary backup volunteer.
6. Email Program Coordinator at burlingamecec@googlegroups.com if you can no longer care for your adopted tree so the tree can be re-adopted.
7. Email Program Coordinator at burlingamecec@googlegroups.com if your group, organization or business would like to be recognized for its support of the Adopt-A-Tree Program on the [Citizens Environmental Council – Burlingame website](http://www.burlingame.org).

**CITY OF SOUTH PASADENA
PUBLIC WORKS DEPARTMENT**
1414 Mission Street * South Pasadena * CA * 91030 * (626) 403-7240

APPLICATION FOR DEDICATION TREE PLANTING

This two page form shall be completed for each request for tree planting on City property. The location and tree species shall be determined by the park supervisor.

Applicant's Name: _____ Date: ____/____/____

Address: _____

Phone: (____) _____ - _____

Tree Planting Dedicated to: _____

Information in this section is **optional**.

Any preference for tree species or planting site must meet the minimum tree selection and tree planting criteria as set forth in the Dedication Tree Policy. Planting sites must be located on the city-owned parkway with adjacent property owner's permission, or in a local park or other parkland area.

Preferred tree species for planting: _____

Preferred planting site: _____

Applicant acknowledges the following minimum requirements and conditions on dedication tree planting:

1. The tree size is a minimum 24" box size, 1 ½" minimum caliper.
2. Tree selection and planting sites shall be determined by the park supervisor in consideration of applicant's preferences where possible.
3. Applicant will be given the option to donate a tree that meets the minimum requirements, or to make a donation to the city. The required donation will vary according to tree species selected and site conditions for planting.
4. Root barriers are required for planting at most locations.

Continued

Signature: _____ Date: _____ / _____ / _____

Applicant will be notified of availability of tree planting site(s) and tree variety for planting usually within two weeks of submittal of this application. Once the location and appropriate species has been determined, applicant will be given the opportunity to donate the tree or to make a monetary donation for its purchase and planting. The tree will then be ordered or delivered and the planting work scheduled. The park supervisor will update the city's tree inventory database to include the location of the dedication tree and the name of the individual to be recognized by the new tree planting. A card of acknowledgement will be sent to the donor when the tree is planted.

** FOR OFFICE USE ONLY **		
Application Received: _____	Reviewed by Park Super. Yes ___ No ___	
Tree species available: _____	Site(s) available: _____	
Check received: _____	Tree donation accepted: _____	Confirmation Letter sent: _____
Tree Inventory update completed: _____		
Comments: _____		



ROBERT D. LEVINE
DIRECTOR

City of New Haven

Department of Parks, Recreation & Trees

DAVID R. BELOWSKY, PRESIDENT, BOARD OF PARK COMMISSIONERS
MARGARET G. PASTORE, PRESIDENT EMERITUS, BOARD OF PARK COMMISSIONERS
CHRISTY HAAS, DEPUTY DIRECTOR



JOHN DeSTEFANO, JR.
MAYOR

Adopt-A-Tree Program Tree Planting Guidelines

The Department of Parks, Recreation and Trees for the City of New Haven is pleased to accept the donation of services to maintain its tree population. Adopt-a-Tree applications are available on line and at the Park Office at 720 Edgewood Avenue. Tree planting is a major commitment that should be seriously considered by the property owner/homeowner as a way of keeping New Haven green. Members of the Adopt-a-Tree program with the City of New Haven Parks Department are welcome to plant Street Trees if they abide by the following guidelines:

- Application for permission must be made two weeks prior to planting tree(s).
- The Department of Parks Tree Warden, city arborist and/or staff, will meet with the applicant to determine the placement of the city street tree.
- Only approved tree species may be used (see attached list).
- The planting of tree(s) must meet standard and acceptable arboricultural practices.
- The homeowner/property owner agrees to water and maintain the tree(s) so as to increase the chances of the tree's survival. It may take over a year before a tree is fully established and able to survive without regular watering.
- For health & safety reasons, Adopt-A-Trees are to be planted in a location that is:
 1. at least ten (10) feet from utility wires (unless express permission from the New Haven Tree Warden is given to plant closer).
 2. at least 15 feet from fire hydrants or streetlights.
 3. at least 25 feet from street corners and street signs.
 4. approximately 30 feet from another tree. This provides for optimum space so the tree can grow to maturity.



ROBERT D. LEVINE
DIRECTOR

City of New Haven

Department of Parks, Recreation & Trees

DAVID R. BELOWSKY, PRESIDENT, BOARD OF PARK COMMISSIONERS
MARGARET G. PASTORE, PRESIDENT EMERITUS, BOARD OF PARK COMMISSIONERS
CHRISTY HAAS, DEPUTY DIRECTOR

New Haven



2003

JOHN DEStEFANO, JR.
MAYOR

Adopt-A-Tree Program Plant A Street Tree Application

Date _____

Name _____

Address _____

Address of Planting Site (if different from above)

Telephone (Home) _____ (Work) _____

Permission Is Granted to the Above New Haven Resident(s) or Property Owner to Plant and Care for ****An Approved Species**** Tree In Front Of, Or Nearby, Their Residence/Property. The Following Is The Location(s):

Tree Species	Location
_____	_____
_____	_____
_____	_____
_____	_____

By signing this agreement the homeowner/property owner agrees to abide by the Adopt-A-Tree Planting Guidelines as set forth by the New Haven Tree Warden.

Signature _____

Date _____



City of Sierra Madre Agenda Report

Gene Goss, Mayor
Rachelle Arizmendi, Mayor Pro Tem
John Capoccia, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member

Melinda Carrillo, City Clerk
Michael Amerio, City Treasurer

TO: Honorable Mayor and Members of the City Council

FROM: Elaine Aguilar, City Manager 

INITIATED BY: Vincent Gonzalez, Director of Planning & Community Preservation 
James M. Guerra, Building Official 

DATE: November 8, 2016

SUBJECT: **Second Reading of Ordinance 1380, Adoption of the 2016 California Building Code**

SUMMARY

At the meeting on October 25, 2016 the City Council introduced for first reading recommending adoption of Ordinance 1380 adopting the California Building Standards Code (Title 24, California Code of Regulations), which serves as the basis for the design and construction of buildings in California. All parts of the Code are updated every three years with the goal of improved safety, sustainability, maintaining consistency, new technology and construction methods, and reliability.

On January 1, 2017, the updated California Building Code will become effective statewide. Subsequently, the City of Sierra Madre is required to adopt and enforce the same code with local amendments. Currently, the City is enforcing the 2014 California Buildings Laws with local amendments.

The City Council did not make any modifications to Ordinance 1380, which has been written to amend the Sierra Madre Municipal Code relating to the adoption and amendment of the 2016 California Building Laws to meet State requirements.

After discussion of the proposed amendments, the City Council in a noticed public hearing approved for first reading, Ordinance 1380.

Staff recommends that the City Council introduce and approve for second reading by title only, and waive further reading, recommending adoption of Ordinance 1380, pursuant to the 2016 California Building Standards Code amendments, and direct the

City Attorney to prepare a summary of Ordinance 1380 pursuant to Government Code Section 36933(c)(1). A clean copy of the ordinance is included as Attachment 1.

ANALYSIS

Ordinance 1380 amends Title(s): 15.04, 15.06, 15.08, 15.16, 15.20, 15.26, 15.30, 15.34 and 15.36 as follows:

Section 1 Adoption of the California Building Code with specific amendments.

Section 15.04.010 is amended to adopt the 2016 California Building Code with specific amendments applicable to the City of Sierra Madre as the amendments developed by the Los Angeles County Regional Uniform Code Program.

Section 2 Adoption of the California Residential Code with specific amendments.

Section 15.06.010 is amended to adopt the 2016 California Residential Code with specific amendments applicable to the City of Sierra Madre as the amendments developed by the Los Angeles County Regional Uniform Code Program.

Section 3 Adoption of the California Mechanical Code with specific amendments.

Section 15.08.010 is amended to adopt the 2016 California Mechanical Code with specific amendments applicable to the City of Sierra Madre.

Section 4 Adoption of the California Electrical Code with specific amendments.

Section 15.16.010 is amended to adopt the 2016 California Electrical Code with specific amendments applicable to the City of Sierra Madre.

Section 5 Adoption of the California Plumbing Code with specific amendments.

Section 15.20.010 is amended to adopt the 2016 California Plumbing Code with specific amendments applicable to the City of Sierra Madre.

Section 7 Adoption of the Existing Building Code.

Section 15.26.010 is amended to adopt the 2016 International Existing Building.

Section 8 Adoption of the California Energy Code.

Section 15.30.010 is amended to adopt the 2016 California Energy Code with specific amendments applicable to the City of Sierra Madre as the amendments developed by the Los Angeles County Regional Uniform Code Program Code.

Section 9 Adoption of the California Referenced Standards Code.

Section 15.34.010 is amended to adopt the 2016 California Referenced Standards Code.

Section 10 Reference to previous code adoptions and continuing legal effect.**Section 11** Continuity of previous codes.**Section 12** Enforceability of code.**Section 13** Supplementary of existing law.**Section 14** Modifications of California Building Code.**Section 15** Severability.**Section 16** Effective Date.**Section 17** CEQA exemption.**Section 18** Publication.**Section 19** Certification.**FINANCIAL REVIEW**

There is no fiscal impact related to the adoption of Ordinance 1380. Staff time was incurred in the preparation of the report and draft ordinance.

CEQA FINDINGS

The project qualifies for an exemption from the California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations as it can be seen with certainty that there is no possibility the adoption of this Ordinance may have a significant effect on the environment, because it will enforce the California Building Standards Code (Title 24 California Code of Regulations) that serves as the basis for the design and construction of buildings in California to improve safety, sustainability, maintaining consistency, new technology and construction methods, and reliability.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Notice of the hearing was published consistent with the requirements of Government Code Section 65090, including publication of a summary notice of public hearing in the local adjudicated newspaper. Copies of this report are available at the City Hall public counter and the Sierra Madre Public Library.

ALTERNATIVES

The City Council can consider the following alternatives:

1. Introduce and approve for second reading by title only, and waive further reading Ordinance 1380, and direct the City Attorney to prepare a summary ordinance.
2. Introduce and approve for second reading by title only, and waive further reading Ordinance 1380 as amended by City Council, and direct the City Attorney to prepare a summary ordinance.

RECOMMENDATION

Staff recommends Alternative No. 1 that the City Council introduce and approve for second reading by title only, and waive further reading, recommending adoption of Ordinance 1380, pursuant to the 2016 California Building Standards Code amendments, and direct the City Attorney to prepare a summary of Ordinance 1380 pursuant to Government Code Section 36933(c)(1).

Attachments:

Attachment 1 City Council Ordinance 1380

Exhibit A - Sierra Madre 2016 California Building Code Findings

Exhibit B - Los Angeles Region Uniform Code Program
Recommended Code Amendments

ORDINANCE NO. 1380

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE AMENDING THE MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2016 CALIFORNIA BUILDING STANDARDS CODES WITH CERTAIN EXCEPTIONS, MODIFICATIONS AND ADDITIONS

WHEREAS, the City Council of the City of Sierra Madre does hereby find that there is a need to enforce the most current editions of the California Building Standards Code, with the local amendments recited herein for regulating and controlling the design, erection, construction, enlargement, installation, alteration, repair, relocation, removal, use, occupancy, demolition, conversion, height, area, location, maintenance, and quality of materials of all buildings and structures and plumbing, mechanical, electrical and fire suppression systems and certain equipments within the City;

WHEREAS, pursuant to sections 17922, 17958, 17958.5 and 17958.7 of the California Health & Safety Code, the City may adopt the provisions of the Building, Residential, Green Building Standards, Energy, Referenced Standards Plumbing, Mechanical and Electric Codes, with certain amendments to the provisions of the codes which are reasonably necessary to protect the health, wealth and safety of citizens of Sierra Madre because of local climatic, geological and topographical conditions;

WHEREAS, the City Council of the City of Sierra Madre made the factual findings outlined in Exhibit 1 attached hereto relating to the amendments to the uniform codes recited herein in accordance with Health & Safety Code section 18941.5;

WHEREAS, the city City Council also finds that areas within the City are hazardous fire areas that have only limited fire suppression forces and facilities available for the protection of life and property;

WHEREAS, the City Council does hereby further find that the southern California region, which includes the City, is within a very active seismic area and local soil conditions can be highly expansive and subject to local topographic considerations including extensive hillside construction that is prone to erosion;

WHEREAS, the City Council does hereby further find that in accordance with section 15061(b)(3) of the California Code of Regulations, the adoption of local amendments to the California Building Standards Code, and amending the Sierra Madre Municipal Code are exempt from the provisions of the California Environmental Quality Act.

THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DOES ORDAIN AS FOLLOWS:

SECTION 1. Amendments to Chapter 15.04, entitled "Building Code and Permits."

The following sections of the Municipal Code are hereby amended or added to provide as follows:

15.04.010 Adoption of the 2016 California Building Code.

Subject to the additions, deletions and amendments specified in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled 2016 California Building Code based on the "International Building Code 2015 edition," promulgated by the International Code Council and referred to and by this reference expressly incorporated herein and made part hereof as fully and for all intents and purposes as though set forth at length, and said 2016 California Building Code is made part of this code and the same shall be designated, known and referred to as the "building code" of and for the city.

15.04.030 Amendment to Section 702 Very High Fire Hazard Severity Zone.

A. The definition of "Very high fire hazard severity zone" in Section 702A of the 2016 California Building Code is amended to provide as follows.

Fire hazard severity zones are geographical areas designated pursuant to California Public Resources Code sections 4201 through 4204 and classified as very high, high, or moderate in state responsibility areas or as local agency very high fire hazard severity zones designated pursuant to California Government Code sections 51175 through 51189. See California Fire Code Article 86.

The California Code of Regulations Title 14 Sections 1280 entitles the maps of these geographical areas as "maps of the fire hazard severity zones in the state responsibility area of California."

For the purposes of this code, the entire city of Sierra Madre is hereby established as a Fire District and shall contain within it an area designated as a very high fire hazard severity zone, and shall include such territories or portions of said city as outlined in Chapter 15.04 of the Sierra Madre Municipal Code. Whenever in this code, reference is made to any fire zone; it shall be construed to mean the fire zone created by this chapter.

B. Section 704A 2016 California Building Code is revised to add:

Building or structures hereafter erected, constructed, moved within or into the very high fire hazard severity zone shall meet the requirements of this section as follows:

1. Exterior walls of all buildings shall be of one-hour, fire-resistive construction. Exterior glass in such walls shall be double-glazed. Wood shake shingles being used as an exterior wall covering shall be treated with an approved fire retardant chemical.
2. Roof soffits (including eaves), open patios, carports, porches, unenclosed underfloor areas and all open structures, attached or detached, shall be protected on the under side with materials as approved for one-hour fire-resistive construction or shall be of incombustible materials throughout.

Exceptions:

- a. Asphalt composition shingles with Class "B" rating.
- b. When in the opinion of the Building Official, no material increase in fire hazard will occur, additions not exceeding twenty-five percent (25%) of the existing square footage over the life of the building, may be covered with the same materials used on the existing building.
- c. Any roof covering conforming to the specifications of the Underwriters Laboratory (UL) for Class "A" roof covering as published in the Underwriters Laboratory "List of Fire Protection Equipment and Materials" shall be considered a "fire-retardant" roof covering".

15.04.090 Amendment to Section 1505 Roofs – Fire Classifications.

The 2016 California Building Code Section is amended to add the following to Sections 1505:

- A. Any building alteration, replacement or repair, which does not exceed twenty-five percent of the area of the existing roof, over the life of the structure, may use existing like materials on said roof.
- B. Any building alteration, replacement or repair, which exceeds fifty percent of the area of the existing roof, over the life of the structure, shall be made with fire retardant covering as specified in the California Building Code.
- C. Any building alteration, replacement or repair, which exceeds fifty percent of the area of the existing roof, over the life of the structure, shall be made with fire retardant covering as specified in the 2016 California Building Code.
- D. Any building addition, which does not exceed twenty-five percent of the area of the existing roof, over the life of the structure, may use existing like material on

the roof addition, and any alteration, replacement or repairs to the existing roof, required by such addition may also use existing like materials.

E. Any building addition, which exceeds twenty-five percent of the area of the existing roof, over the life of the structure, shall be made with fire retardant covering as specified in the 2016 California Building Code, and any alterations, replacements or repairs to the existing roof, required by such addition, shall also be made with such fire retardant roof covering.

F. Wood roofs shall not be considered a Class A covering regardless of the rating of an assembly.

15.04.100 Amendment – Section 202 – Additions, alterations or repairs.

A. The following is added to the end of Section 202 of the 2016 California Building Code:

The phrase “additions, alterations and repairs” as used in this section, and all subsections thereof, shall not be construed to apply to the remodeling of an existing building to provide new facades or other aesthetic embellishments or accouterments which do not modify the structural support or members of such building.

B. Section 3403 of the 2016 California Building Code is amended to include and read as follows:

Section 3403 Buildings or structures to which additions, alterations or repairs are made shall comply with all requirements of this code for new facilities except as specifically provided in this section. See section 907 of the Building Code for provisions requiring installation of smoke detectors in existing Group R, Division 3 Occupancies.

15.04.110 Amendment – Section 109.4 Work commencing before permit issuance.

The following is added to the end of Section 109.4 of the 2016 California Building Code:

Where the work for which permit is required by this code is started or proceeded prior to obtaining said permit, the building permit fee shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any penalties prescribed herein.

15.04.115 – Section 105.7 Demolition Permits.

The following is added to Section 105 of the 2016 California Building Code.

Section 105.7 Demolition Permits.

- A. No permit for the demolition of all or any substantial portion of any building in the city shall be issued for a period of thirty days after such application is made. For the purposes of this chapter, demolition shall be considered the alteration, reconstruction, or elimination of 50% or more, of the floor area or monetary value. Projects that involve less than 50% of the alteration, reconstruction, or elimination of the floor area or monetary value may still be subject to requirements of Chapter 8.13 and/or 12.20 of this code.
- B. There is a 30 day wait period after the application is submitted.
- C. Within 10 days of the application, the applicant should submit a mitigation plan for vermin, noise, dust, asbestos, salvage, trash removal, air pollution, historic preservation, and neighborhood peace and enjoyment. Failure to submit such mitigation report may be grounds for denying such permit.
- D. Notice of the application for a demolition permit shall be made available within three days to every city councilmember and city official. Copies of the applicant's mitigation report shall also be made in similar fashion.
- E. Prior to the release of the demolition permit, the applicant shall demonstrate that notification of, and compliance with, the following:
 - 1. South Coast Air Quality Management District (AQMD);
 - 2. Electricity provider;
 - 3. Natural gas provider; and
 - 4. City Department of Public Works (Chapters 8.13 and 12.20.)
- F. Prior to the issuance of a demolition permit, the applicant shall file (in general terms) his/her intended reuse of the property with development services department. Such plan shall indicate the intended use and condition of the property after the demolition of structures requested within the demolition permit is concluded.
- G. Notwithstanding any other provision of this chapter, in the event of an immediate threat to the public health, safety and welfare, the thirty-day "wait" period for the issuance of a demolition permit may be waived. Evidence of such an immediate threat shall be submitted by the applicant to the director of development services. Upon receipt of such information, the director of development services shall determine if an immediate threat to the public

health, safety and welfare exists.

- H. The filing of any notice or report, as called for herein, is not intended to vest any discretion (under CEQA or otherwise) in the building official to deny such application. Instead, at the end of the thirty-day period, such permit shall be issued unless such issuance is contrary to any law or regulation applicable at that date.
- I. To the extent, if any, that this Section 115 differs from the 2016 California Building Code (CBC), the city council finds that there are conditions unique to this city that justify such change, including high fire danger, steep hillsides, vermin infestation, wildlife and asbestos levels, the issuance of a demolition permit shall be considered a ministerial duty under the provisions of CEQA Section 15268 except for historical and unique archeological resources as outlined in CEQA Section 15064.5. If the demolition permit is for a historic structure, a cultural resources report shall be prepared at the property owner's expense.
- J. Any person, firm or corporation demolishing a structure without a permit shall be guilty of a misdemeanor, and upon conviction of any such person shall be punishable by a fine of not more than one thousand dollars or by imprisonment in the city jail for not more than one hundred eighty days, or by both such fine and imprisonment.
- K. Demolitions of Historic Structure.
 - 1. If a structure that is deemed to be a historic resource is demolished without a permit:
 - a) The violator shall within one year completely rebuild the demolished structure to pre-existing condition and shall submit a surety bond that shall be in amount equal to the replacement value as calculated by the department of development services;
 - b) The city may rebuild it within said one-year period placing the costs thereof as a lien on the property which shall indemnify the city against all costs so incurred and all liabilities arising there from; or
 - c) No building or construction related permits shall be issued, and no permits or use of the property shall be allowed, from the date of demolition for a specified time period, as follows: for five years, if the structure was listed or deemed eligible for listing on the local, state, or Federal Registry of Historic Resources. In addition, for a historic structure, a cultural resources report shall be prepared at the property owner's expense. For the purposes of this section, the demolition shall be presumed to have occurred on the date the city has actual knowledge of the demolition. The owner shall have the burden of

proving a different date if one is claimed. Such waiting period shall be for the purpose of consideration of rebuilding, relocation, grants, etc., for replacement.

2. The director of development services shall cause notice that this section is applicable to property to be served by mail on the person shown as the owner on the rolls of the tax assessor, and on any other person known to have an interest in the property, as soon as practicable after having knowledge that the provisions of this section are applicable to property. The date the city first had actual knowledge of the demolition shall be stated in the notice. The provisions of this subsection are directory only.
3. The decision of the director that this section is applicable may be appealed by the property owner to the city council. The city council may grant relief from the requirements of this section if the demolition in violation of this section was not done to any of the following:
 - a) A building or structure deemed eligible for landmark status;
 - b) A building or structure listed or deemed eligible for listing in the National Register of Historic Places;
 - c) A building or structure listed or deemed eligible for listing in the California Register of Historical Resources;
 - d) Any cultural resource determined to have historic significance.

15.04.117 Section 105.2 Work Exempt from Permits.

Section 105.2 Building Exception 2 is hereby deleted and the following is added at the end of Section 105.2 of the 2016 California Building Code:

“All walls, retaining walls and fences regardless of type or height shall require building permits.”

15.04.118 Amendment – Section 903 Automatic Fire Sprinklers.

The following sections within section 903 of the 2016 California Building Code, entitled, “Automatic Sprinkler Systems” are revised to provide as follows:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group 1 occupancies in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies in accordance with Code Sierra Madre Municipal section 15.24.120.

903.2.1.5 Group A-5. An automatic sprinkler system shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes, and other accessory use areas in accordance with Code section 15.24.120.

903.2.2 Group B ambulatory health care facilities. An automatic sprinkler system shall be provided throughout all buildings containing Group B ambulatory health care occupancy in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.3 Group E. Except as provided for in Sections 903.2 .2 .1 for a new public school campus and 907.2.3.6.1 (fire alarm and detection) for modernization of an existing public school campus building(s), an automatic sprinkler system shall be provided for Group E occupancies in accordance with Code section 15.24.120.

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.5 Group H. Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

903.2.5.1 General. An automatic sprinkler system shall be installed in Group H occupancies in accordance with Code section 15.24.120.

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R in accordance with Sierra Madre Municipal Code section 15.24.110.

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 in accordance with Code section 15.24.120.

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the California Building Code.

903.2.9.2 Bulk storage of tires. Buildings and structures with an area for the storage of shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 of the California Building Code or where physically located beneath other occupancy groups.

903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses.

15.04.120 Adoption of Los Angeles Regional Code Program – Los Angeles Basin Chapter 2016 Technical Amendments.

The 2016 California Building, Code is hereby amended by adopting by reference the Technical Amendments as published on August 23, 2016 by the Los Angeles Regional Uniform Regional Code Program – International Code Council – Los Angeles Basin Chapter.

SECTION 2. Amendments to Chapter 15.06, entitled “California Residential Code.”

The following sections of the Municipal Code are hereby amended or added to provide as follows:

15.06.010 Adoption of the 2016 California Residential Code.

Subject to the additions, deletions and amendments specified in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled 2016 California Residential Code based on the “International Residential Code 2015 edition,” promulgated by the International Code Council of Whittier, California. and referred to and by this reference expressly incorporated herein and made part hereof as fully and for all intents and purposes as though set forth at length, and said 2016 California Residential Code is made part of this code and the same shall be designated, known and referred to as the “Residential Code” of and for the city.

15.06.020 Amendment - Section R105.2 Work Exempt from Permits.

Section R102.2 Building Exception 2 is hereby deleted and the following is added to the end of Section R105.2 of the 2016 California Residential Code:

“All walls, retaining walls and fences regardless of type or height shall require building permits.”

15.06.030 Amendment - Section R108.6 Work commencing before permit issuance.

The following is added to the end of Section R108.6 of the 2016 California Residential Code:

Where the work for which permit is required by this code is started or proceeded prior to obtaining said permit, the building permit fee shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any penalties prescribed herein.

15.06.040 Amendment - Townhouse automatic fire sprinkler systems.

Section R313.1 of the California 2016 Residential Code is amended to provide as follows:

“An automatic residential fire sprinkler system shall be installed in townhouses in accordance with accordance with Sierra Madre Municipal code section 15.24.110.”

15.06.050 Amendment - One and two family dwellings automatic fire systems.

The following is added to the end of Section R313.2 of the 2016 California Residential Code:

“An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings in accordance with accordance with Sierra Madre Municipal code section 15.24.110.”

15.06.060 Amendment – Required sprinkler locations, exception 4.

Section R313.3.1.1, of the California 2016 Residential Code exception 4 is amended to read as follows:

“Detached garages and carports in accordance with Sierra Madre Municipal code section 15.24.110.”

15.06.070 Water flow detector alarm.

A new section R313.3.3.5 of the California 2013 Residential Code is added to the Residential code and shall be entitled "Water flow detector alarm." That section shall provide:

"Water supply."

"The flow of one sprinkler shall activate a water flow detector alarm that shall be audible on the exterior of the building."

15.06.080 Adoption of Los Angeles Regional Uniform Code Program Technical amendments to the 2016 California Residential Code.

The 2016 California Residential Code is hereby amended by adopting by reference the Technical Amendments as published by the Los Angeles Regional Uniform Regional Code Program – International Code Council – Los Angeles Basin Chapter published August 23, 2016.

SECTION 3. Amendments to Chapter 15.08, entitled "California Mechanical Code."

The following sections of the Municipal Code are hereby amended or added to provide as follows:

The following sections of the 2016 California Mechanical Code are amended or added to provide as follows:

15.08.010 Adoption of the California Mechanical Code.

The 2016 California Mechanical Code which is based on the Uniform Mechanical Code, 2015 Edition," published by the International Association of Plumbing and Mechanical Officials is adopted by reference, together with all indexes and appendixes therefore, except as herein amended in this chapter and said 2013 California Mechanical Code is made part of this code and this chapter shall be designated, as known and referred to as the "mechanical code" of and for the city.

15.08.030 Amendment – Section 110.0 Violation.

Section 110.0 of the 2016 California Mechanical code is amended to include the phrase:

"In addition to the penalties herein above provided, any condition caused or permitted to exist in violation of any of the provisions of this code shall be deemed a public nuisance and may be abated in the manner provided by law as such. Every day such condition continues shall be regarded as a new separate offense."

SECTION 4. Amendments to Chapter 15.16, "California Electrical Code."

A. The following sections of the Municipal Code are hereby amended or added to provide as follows:

15.16.010 Adoption of the 2016 California Electrical Code.

Subject to the additions, deletions, and amendments specified in this chapter, the rules regulations, provisions and conditions set forth in those certain codes entitled, 2016 California Electrical Code which is based "National Electrical Code, 2014 Edition," therein contained, published by the National; Fire Protection Association is adopted by reference, together with all indexes and appendixes therefore, except as herein amended in this chapter and said 2016 California Electrical Code is made part of this code and this chapter shall be designated, as known and referred to as the "electrical code" of and for the city.

B. Section 15.16.015 is added to the municipal code to provide as follows:

15.16.015 Amendment - Annex H: Administration Section 80.27 Inspectors Qualifications.

Section 80.27 of the 2016 California Electrical Code is amended to provide the phrase "The Building Official is exempt from requiring certification as an electrical inspector."

SECTION 5. Amendments to Chapter 15.20, entitled "California Plumbing Code."

The following sections of the Municipal Code are hereby amended or added to provide as follows:

Chapter 15.20.10 Adoption of the 2016 California Plumbing Code and Appendixes.

The 2016 California Plumbing Code which is based on The Uniform International Plumbing Code, 2015 Edition, is adopted. That certain document "International Plumbing Code, 2015 Edition," published by International Association of Plumbing and Mechanical Officials is adopted by reference, together with all indexes and appendixes thereof and therefore, except as herein amended in this chapter and said 2016 California Plumbing code is made part of this code and this chapter shall be referred to as the "plumbing code" of and for the city.

15.20.060 Section 710.1 Drainage of fixtures located below the next upstream manhole or below the main sewer level.

Section 710.1 of the 2016 California Plumbing Code shall be amended to read as follows:

Sewage backflow. Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, such fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures. Plumbing fixtures having flood rim levels above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve.

SECTION 6. Amendments to Chapter 15.26, entitled "Existing Building Code."

The following sections of the Municipal Code are hereby amended or added to provide as follows:

15.26.010 Adoption of the 2015 Existing Building Code.

Subject to any additions, deletions and amendments that may exist in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled "Existing Building Code 2015 Edition," promulgated by the International Code Conference and referred to and by this reference expressly incorporated herein and made a part thereof as fully and for all intents and purposes as though set forth at length, and said Existing Building Code is made a part of this code and the same shall be designated, known and referred to as the "existing building code" of and for the city.

SECTION 7. Amendments to Chapter 15.30, entitled "Green Building Standards Code."

The following sections of the Municipal Code are hereby amended or added to provide as follows:

Section 15.30.010 – Adoption of 2016 California Green Building Standards Code.

Subject to any additions, deletions and amendments that may exist in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled "California Green Building Standards Code 2016 Edition," and referred to and by this reference expressly incorporated herein and made a part thereof as fully and for all intents and purposes as though set forth at length, and said California Green Building Standards Code is made a part of this code and the same shall be designated, known and referred to as the "green building code" of and for the city.

15.30.030 Adoption of Los Angeles Regional Uniform Code Program Technical Amendments to the 2016 California Green Building Standards Code.

The 2016 California Green Buildings Standards Code is hereby amended by adopting all of the Technical Amendments as published by the Los Angeles Regional Uniform Regional Code Program – International Code Council – Los Angeles Basin Chapter published on August 23, 2016 except for the two amendments that would have authorized the addition of Sections 101.12 and 101.12.1 to the Green Building Standards Code which would have authorize a 10% increase in fee to be charged for processing green building projects.

SECTION 8. Amendments to Chapter 15.34, entitled “CALIFORNIA ENERGY CODE.”

The following sections of the Municipal Code are hereby amended or added to provide as follows:

15.34.010 – Adoption of 2016 California Energy Code.

Subject to any additions, deletions and amendments that may exist in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled "California Energy Code 2016 Edition," and referred to and by this reference expressly incorporated herein and made a part thereof as fully and for all intents and purposes as though set forth at length, and said California Energy Code is made a part of this code and the same shall be designated, known and referred to as the "energy code" of and for the city.

SECTION 9. Amendments to Chapter 15.36, entitled “REFERENCED STANDARDS CODE.”

The following sections of the Municipal Code are hereby amended or added to provide as follows:

15.36.010 Adoption of the 2016 California Referenced Standards Code.

Subject to any additions, deletions and amendments that may exist in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled "California Referenced Standards Code 2016 Edition," promulgated by the International Code Conference and referred to and by this reference expressly incorporated herein and made a part thereof as fully and for all intents and purposes as though set forth at length, and said California Referenced Standards Code is made a part of this code and the same shall be designated, known and referred to as the "referenced standards" of and for the city.

SECTION 10. References in Documents and Continuing Legal Effect. References to prior versions of any portion of the Building Standards Code, or of the Sierra Madre Municipal Code that are amended or renumbered in this Municipal Code, that are cited on notices issued by the City or other documents of ongoing or continuing legal effect, including resolutions adopting or imposing fees or charges, until converted, are deemed to be references to the new counterpart part of the Building Standards Code or amended Municipal Code sections for the purposes of notice and enforcement. The provisions adopted hereby shall not in any manner affect deposits, established fees or other matters of record which refer to, or are otherwise connected with, ordinances which are specifically designated by number, code section or otherwise, but such references shall be deemed to apply to the corresponding provisions set forth in the code sections adopted or amended hereby.

SECTION 11. Continuity. To the extent the provisions of this Ordinance are substantially the same as previous provisions of the Sierra Madre Municipal Code, these provisions shall be construed as continuations of those provisions and not as amendments of the earlier provisions.

SECTION 12. No Effect on Enforceability. The repeal of any sections of the Municipal Code, shall not affect or impair any act done, or right vested or approved, or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act, vested right, proceeding, suit, or prosecution shall remain in full force and effect for all purposes as if the applicable provisions of the Municipal Code, or part thereof, had remained in force and effect. No offense committed and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the repeal or alteration of any applicable provision of the 2016 Code as amended, shall be discharged or affected by such repeal or alteration but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceed in all respects as if the applicable provisions of the 2016 Code, as amended, had not been repealed or altered.

SECTION 13. Supplementary of Existing Law. The City Council intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance shall be construed in light of that intent.

SECTION 14. Modifications to California Building Standards Code. All inconsistencies between the Building Standards Code as amended and adopted by this ordinance, and Parts 2, 2.5, 3, 4, 5, 6, 8, and 10 of Title 24 the California Code of Regulations are changes, modifications, amendments, additions or deletions thereto authorized by California Health and Safety Code Sections 17858 and 17858.7.

SECTION 15. Severability. Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or

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

SECTION 16. Effective Date. This Ordinance shall be effective January 1, 2017.

SECTION 17. CEQA. This Ordinance has been determined to be exempt from the California Environmental Quality Act pursuant to State Guidelines §15061 (b) (3) as a project that has no potential for causing a significant effect on the environment, because any changes caused by this ordinance would be speculative, and do not have any significant impact on the environment.

SECTION 18. Publication. The City Clerk shall certify to the adoption of this ordinance and shall cause the same to be processed in the manner required by law.

SECTION 19. Certification. The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2016
by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Gene Goss
Mayor

ATTEST:

Melinda Carrillo, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF SIERRA MADRE)

I, _____, City Clerk of the City of Sierra Madre, hereby certify that the foregoing Ordinance 1380 was introduced at a regular meeting of the City Council of the City of Sierra Madre held on the 25th day of October 2016, and was approved and adopted by said Council at its regular meeting held on the ____ day of _____ 2016.

SIERRA MADRE BUILDING DEPARTMENT

2016 BUILDING CODE FINDINGS

This report contains the “Findings” to support this ordinance to amend the California Building Standards Code. Each of the proposed amendments to the non-administrative provisions of the building standards code are based on local climatic, geologic and topographical conditions and cause the new code to be more restrictive in nature than the underlying California Building Standards Code.

The amendments address the building problem(s), concern(s), and future direction(s), by which the City can establish and maintain an environment which will afford an adequate level of building and life safety protection to its citizens and guests.

Section 1 of this Exhibit sets forth the various finding.

Section 2 of this Exhibit explains which findings apply to which amendments.

Section 1. General Findings

The following findings apply in the City of Sierra Madre, and explain why the changes to the Building Standards Code are necessary because of climatic, geological and/or topographical condition is in the city.

A. Climatic Conditions

1. Normal rainfall averages 15 inches annually. During the summer and fall months, temperatures average approximately 85 degrees and can exceed 100 degrees for a period of days. Dry winds remove the moisture from vegetation. During late summer and fall, winds can move a fire quickly across the foothills or through residential areas of Sierra Madre. Winter rains often cause floods and the threat of damage due to water runoff.

B. Geologic Conditions

1. The beautiful mountains that border the north of Sierra Madre create a unique hazard. The foothills have become prime sites for residential development because of their scenic beauty. The steep, narrow canyons create narrow winding roads that lengthen response time of emergency vehicles due to the increase in grade. Also, due to the hills and mountainous terrain, it is difficult to ensure proper fence and wall heights and footing depths without requiring inspections and permits.

2. The city is a densely populated area having buildings and structures over and near major fault systems capable of producing major earthquakes. Thus there are proposed modifications to emphasize designs with seismic-force-resisting elements.

C. Topographic Conditions

1. The topographic element of this report is associated closely with the geologic element noted above. While the geologic features create the topographic conditions, the areas of findings in this Section are, for the most part, a result of the construction and design of Sierra Madre.
2. Sierra Madre has areas that are in high fire hazard zones. As stated above, due to topography, access to structures in these fire hazard zones increases response time and delays fire suppression efforts. Extended response times allow fires to grow beyond the control of initial attack resources. Additionally, large structure fires in the hillside areas have a greater likelihood of starting wild land fires, which exposes additional structures to fire.
3. Clarification of the design parameters for projects subject to the Building Code is necessary to assure that appropriate development is constructed in accordance with the scope and objectives of the International Building Code, as applied in the city of Sierra Madre.

D. Administrative

1. These amendments are necessary for administrative clarification and do not modify any building standards. They establish standards to effectively enforce building standards and therefore need to be incorporated into the code to assure that new building and structures and additions or alteration to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Standards Code.

Section 2 – Which Findings Apply to Which Amendments

The following amendments to the 2016 Edition of the California Building Standards Code are found reasonably necessary based on the climatic, geologic and/or topographic conditions cited in Section 1 of this Exhibit:

California Building Code Sections	Applicable Findings
Chapter 7	A-1, B-1, C-2
202, 3403	C-3
109.4	D-1
105.2	B-1, D-1

Section 903 (903.2.1.1; 903.2.1.2; 903.2.1.3; 903.2.1.4; 903.2.1.5; 903.2.2; 903.2.3; 903.2.4; 903.2.5; 903.2.5.1; 903.2.6; 903.2.7; 903.2.8; 903.2.9; 903.2.9.1; 903.2.9.2; 903.2.10; 9; 903.2.10.1)	A-1, B-1, C-2
Section 1505 (1505.1; 1505.1.1; 1505.1.2; 1505.1.3; 1505.1.4; 1505.2)	A-1; B-1; C-1; C-2
Technical Amendments	A-1, B-1, B-2, C-1, C-2, D-1
2013 California Residential Code	Applicable Findings
R105.2	B-1, D-1
R108.6	D-1
R313.1	A-1, B-1, C-2
R313.2	A-1, B-1, C-2
R313.3.1.1 exception 4	A-1, B-1, C-2
R313.3.3.5	A-1, B-1, C-2
Technical Amendments	A-1, B-1, B-2, C-1, C-2, D-1
2013 California Mechanical Code	Applicable Findings
110.0	D-1
2013 California Electrical Code	Applicable Findings
Annex H	D-1
2013 California Plumbing Code	Applicable Findings
710.1	B-1, C-1, D-1
2012 Existing Building Code	Applicable Findings
SMMC 15.26.020	D-1
2013 California Green Building Code	Applicable Findings
SMMC 15.30.020	D-1
Technical Amendments	A-1, B-1, B-2, C-1, C-2, D-1
2013 California Energy Code	Applicable Findings
SMMC 15.34.020	D-1
2013 California Referenced Standards Code	Applicable Findings
SMMC 15.36.020	D-1



**2016 EDITION OF THE
LOS ANGELES REGION UNIFORM CODE PROGRAM**



**RECOMMENDED CODE AMENDMENTS TO THE
2016 EDITION OF THE CALIFORNIA BUILDING CODE,
CALIFORNIA RESIDENTIAL CODE, AND
CALIFORNIA GREEN BUILDING STANDARDS CODE**

PREPARED BY:

**ICC LOS ANGELES BASIN CHAPTER'S
GREEN AND SUSTAINABILITY COMMITTEE
STRUCTURAL COMMITTEE**

**Final Version: August 5, 2016
Updated Version: August 23, 2016**

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

PREFACE

In 1957 our founding members established one of the earliest chapters of the International Conference of Building Officials. Today the Chapter has grown to over eighty-nine Southern California jurisdictions, plus consulting firms and other members of the construction industry. ICBO merged with two other building official organizations to create the International Code Council. The Los Angeles Basin Chapter officially became an ICC Chapter in December 2002.

The Los Angeles Basin Chapter has been very active throughout the years in leading an effort to create uniformity of building codes and regulations in the greater Los Angeles region as well as addressing policy issues of interest to building officials and the construction industry.

One such effort to promote uniformity of building regulations is through the Los Angeles Regional Uniform Code Program ("LARUCP"). The LARUCP program began in July 1999 with the purpose of developing uniform interpretations and handouts to serve as guidelines for building officials, contractors, engineers and architects in the consistent application of the codes. The mission of the program was to minimize the number of and to develop uniformity in local code amendments to the California codes for adoption by jurisdictions in the greater Los Angeles region and beyond.

Leading the efforts to creating uniformity of building codes and regulations within the region are the dedicated members of the Los Angeles County Building and Safety Division, City of Los Angeles Department of Building and Safety, City of Long Beach Building and Safety Bureau, and other jurisdictional members and partners in the greater Los Angeles region. Through the coordination of the ICC Los Angeles Basin Chapter's Fire-Life Safety Committee, Structural Committee, Green and Sustainability Committee, and Administration Committee, the following regulatory streamlining tasks to be completed are:

1. Create uniformity of building standards code that can be adopted in most of the jurisdictions in the greater Los Angeles region;
2. Reduce the total number of local technical amendments to the model code in the greater Los Angeles region;
3. Receive support from many, if not all, of the 89 jurisdictions in the greater Los Angeles region;
4. Obtain active participation from a majority of the jurisdictions in the greater Los Angeles region in formulating and implementing the program; and
5. With construction valuation of over \$5 billion in the region, conservatively assuming that the program produces a 1% construction cost savings, achieve an estimated cost saving of \$50 million per year in the greater Los Angeles region.

DISCUSSION

Sections 13145.3, 17922, 17958 and 18941.5 of the California Health and Safety Code requires that the latest California Building Standards Codes apply to local construction 180 days after they become effective at the State level. The California Building Standards Commission has adopted the 2016 Edition of the California Building Code, California Residential Code, and California Green Building Standards Code. State Law requires that these Codes become effective at the local level on January 1, 2017.

Sections 17958.5 and 17958.7 of the California Health and Safety Code requires that local code amendments to the California Building Standards Codes and other regulations, including but not limited to, green building standards, be enacted only when an express finding is made that such modifications or changes are reasonably necessary because of local climatic, geological, topographical or environmental conditions.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

The ICC Los Angeles Basin Chapter's Structural Committee and Green Building Standards Committee are recommending that the 2016 Edition of the LARUCP Recommended Code Amendments contained in this document, some of which continues amendments enacted during the previous code adoption cycle, be considered for local code adoption for the following reasons:

1. To protect the community within the greater Los Angeles region from a vast array of fault systems capable of producing major earthquakes and/or climate systems capable of producing major winds, fire and rain related disaster.
2. To ensure and encourage energy efficiency and sustainable practices are incorporated into building designs and constructions.

The 2016 Edition of the LARUCP Recommended Code Amendments have been widely circulated and discussed over the past several months with various local jurisdictional members, SEAOSC Building Code Committee, design professionals in the construction industry, and other interested groups or individuals. The proposed code language along with the reasons and findings are detailed in this document for each of the recommended code amendments to the 2016 Edition of the California Building Standards Code.

STATEMENT ON USE OF DOCUMENT

The primary purpose of the ICC Los Angeles Basin Chapter's Committees is to serve and benefit its members. To this end, the Committees provide a forum for the exchange, consideration, and discussion of ideas and proposals that are relevant to the construction industry and the consensus of which forms the basis for the proposed amendments contained in this document.

By making available the recommendations in this document, the Los Angeles Basin Chapter's Committees do not insure any jurisdiction using the information it contains against any liability arising from that use. The Committees disclaims liability for any injury to persons or to property, or other damages of any nature whatsoever, whether special, indirect, consequential or compensatory, directly or indirectly resulting from the publication, use of, or reliance on this document. The Committees makes no guaranty or warranty as to the accuracy or completeness of any information provided herein. Any jurisdiction using this document should rely on their own independent judgment and exercise reasonable care in any given circumstances. Each jurisdiction adopting the proposed amendments contained in this document should make an independent, substantiating investigation of the validity of that information for their particular use.

ACKNOWLEDGEMENT

The ICC Los Angeles Basin Chapter would like to express its gratitude and appreciation to all the participating committee members and correspondents that spent countless hours over the past several months assisting in the review, discussion, evaluation and drafting of the proposed recommended code amendments to the 2016 Edition of the California Building Code, California Residential Code and California Green Building Standards Code. Special thanks go out to the following individuals without whose support and effort the recommendations presented herein would not be possible.

Aleia Long, County of Los Angeles Building and Safety Division
Armen Sarkisian, City of Los Angeles Building and Safety Department
Charles Russell, VCA Code Group
Clint Lee, County of Los Angeles Building and Safety Division
Colin Leung, City of Glendale Building and Safety Division
Eric Lim, County of Los Angeles Building and Safety Division
Gregory Bowser, City of Long Beach Building and Safety Bureau

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

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Truong Huynh, City of Long Beach Building and Safety Bureau
Victor Cuevas, City of Los Angeles Building and Safety Department

UPDATED VERSION

Whenever there is an updated version to this document, a symbol in the margins indicate where changes have been made.

| This symbol indicates that a change has been made.

EXPRESS TERM LANGUAGE

LOCAL GOVERNMENT AMENDMENTS UNDER THE BUILDING STANDARDS LAW:

Pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code, the Building Standards Law takes a straightforward approach to amendments by local governments. Local code amendments are permitted under the following conditions:

- The governing body of the local government must make express findings that amendments to the building standard contained in California Codes of Regulation Title 24 are necessary because of local climatic, geological, topographical or environmental conditions.
- The local government amendments must provide a more restrictive building standard than that contained in California Codes of Regulation Title 24
- The amendments are not effective until copies of both the express findings and the amendments, with the amendments expressly marked and identified as to the applicable findings, have been filed with the California Building Standards Commission.

LEGEND FOR PROPOSING AMENDMENTS TO PROPOSED BUILDING STANDARDS:

1. Existing California amendments or code language being modified: *All such language shown in italics, modified language is underlined or shown in ~~strikeout~~.*
2. Model code language with new California amendments: Model code language shown in Arial 10 fonts; California amendments to the model code texts shown *underlined and in italics*.
3. Proposed amended or adopted text: All language shown in underline.
4. Repealed text: All language shown in ~~strikeout~~.

TABLE OF CONTENT

<u>TITLE/DESCRIPTION</u>	<u>PAGE</u>
Preface	2
Discussion	2
Statement on Use of Document	3
Acknowledgement	3
Express Term Language	5
Table of Content	6
 PART I	 8
Summary of Recommended LARUCP Amendments to the 2016 CBC	9
2016 LARUCP 15-01 Amend CBC Section 1507.3.1 Deck Requirements	10
2016 LARUCP 16-01 Add CBC Section 1613.5.2 Structural Separation	11
2016 LARUCP 16-02 Add CBC Section 1613.5.3 Values for Vertical Combinations	12
2016 LARUCP 16-03 Add CBC Section 1613.5.4 Wood Diaphragms	13
2016 LARUCP 16-04 Add CBC Section 16.13.5.5 Maximum S_{DS} Value in Determination of C_s and E_v	14
2016 LARUCP 16-05 Add CBC Section 1613.7 Seismic Design Provisions for Hillside Buildings	15
2016 LARUCP 16-06 Add CBC Section 1613.8 Suspended Ceilings	22
2016 LARUCP 17-01 Amend CBC Section 1704.6 Structural Observations	24
2016 LARUCP 17-02 Amend CBC Section 1704.6.1 Structural Observations for Seismic Resistance	26
2016 LARUCP 17-03 Amend CBC Section 1705.3 Special Inspections for Concrete Construction	27
2016 LARUCP 17-04 Amend CBC Section 1705.12 Special Inspections for Seismic Resistance	28
2016 LARUCP 18-01 Amend CBC Section 1807.1.4 Permanent Wood Foundation Systems	30
2016 LARUCP 18-02 Amend CBC Section 1807.1.6 Prescriptive Design of Concrete and Masonry Foundation Walls	31
2016 LARUCP 18-03 Amend CBC Section 1809.3 Stepped Footings	32
2016 LARUCP 18-04 Amend CBC Section 1809.7 and Table 1809.7 Prescriptive Footings for Light Frame Construction	33
2016 LARUCP 18-05 Amend CBC Section 1809.12 Timber Footings	34
2016 LARUCP 18-06 Amend CBC Section 1810.3.2.4 Timber	35
2016 LARUCP 19-01 Amend CBC Section 1905.1.7 Minimum Reinforcement	36
2016 LARUCP 19-02 Amend CBC Section 1905.1 and Add Sections 1905.1.9 thru 19.05.1.11 Reinforcement	38
2016 LARUCP 23-01 Amend CBC Section 2304.10.1 Fastener Requirements	40
2016 LARUCP 23-02 Amend CBC Section 2304.12.5 Wood Retaining Walls	41
2016 LARUCP 23-03 Amend CBC Section 2305.4 Quality of Nails	42
2016 LARUCP 23-04 Add CBC Section 2305.5 Hold-Down Connectors	43
2016 LARUCP 23-05 Amend CBC Section 2306.2 Wood-Frame Diaphragms	44
2016 LARUCP 23-06 Amend CBC Section 2306.3 Wood-Frame Shear Walls	46
2016 LARUCP 23-07 Add CBC Section 2307.2 Wood-Frame Shear Walls	48
2016 LARUCP 23-08 Amend CBC Table 2308.6.1 Wall Bracing Requirements	49
2016 LARUCP 23-09 Amend CBC Section 2308.6.5.1 Alternative Bracing	51
2016 LARUCP 23-10 Amend CBC Section 2308.6.8.1 Foundation Requirements	54
2016 LARUCP 23-11 Amend CBC Section 2308.6.9 Attachment of Sheathing	56
 PART II	 57
Summary of Recommended LARUCP Amendments to the 2016 CRC	58
2016 LARUCP R3-01 Amend CRC Section R301.1.3.2 Woodframe Structures	60
2016 LARUCP R3-02 Amend CRC Section R301.1.4 Slopes Steeper Than 33%	61
2016 LARUCP R3-03 Amend CRC Section R301.2.2.2.5 Building Irregularities	62

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

<u>TITLE/DESCRIPTION</u>	<u>PAGE</u>
2016 LARUCP R3-04 Add CRC Section R301.2.2.3.8 Anchorage of M.E.P. Components and Equipment	64
2016 LARUCP R4-01 Amend CRC Section R401.1 Foundation Application	65
2016 LARUCP R4-02 Amend CRC Sections R403.1.2, R403.1.3.6, R403.1.5 General Footings	67
2016 LARUCP R4-03 Amend CRC Section R404.2 Wood Foundation Walls	69
2016 LARUCP R5-01 Amend CRC Section R501.1 Application	70
2016 LARUCP R5-02 Amend CRC Section R503.2.4 Openings In Horizontal Diaphragms	71
2016 LARUCP R6-01 Amend CRC Table R602.3(1) Fastener Schedule	73
2016 LARUCP R6-02 Amend CRC Table R602.3(2) Alternate Attachment	75
2016 LARUCP R6-03 Amend CRC Table R602.10.3(3) Bracing Requirement	76
2016 LARUCP R6-04 Amend CRC Table R602.10.4 Intermittent Bracing Method	79
2016 LARUCP R6-05 Amend CRC Figure R602.10.6.1 Alternate Braced Wall Panel	81
2016 LARUCP R6-06 Amend CRC Figure R602.10.6.2 Portal Frame	84
2016 LARUCP R6-07 Amend CRC Table R602.10.5 Braced Wall Panels	86
2016 LARUCP R6-08 Amend CRC Section R602.10.2.3 Minimum Number of Braced Wall Panels	88
2016 LARUCP R6-09 Amend CRC Figure R602.10.6.4 Method CS-PF	89
2016 LARUCP R6-10 Amend CRC Section R606.4.4 Parapet Walls	91
2016 LARUCP R6-11 Amend CRC Section R606.12.2.2.3 Reinforcement Requirements for Masonry Elements	92
2016 LARUCP R6-12 Amend CRC Section R602.3.2 Single Top Plate	93
2016 LARUCP R8-01 Add CRC Section R803.2.4 Openings in Horizontal Diaphragms	94
2016 LARUCP R10-01 Amend CRC Section R1001.3.1 Vertical Reinforcing	95
PART III	96
Summary of Recommended LARUCP Amendments to the 2016 CALGreen	97
2016 LARUCP G1-16 Add CALGreen Section 101.12 Fee for Mandatory Measures	98
2016 LARUCP G2-16 Add CALGreen Section 101.12.1 Fee for TIER Measures	99
2016 LARUCP G3-16 Amend CALGreen Section 202 Sustainability Definition	100
2016 LARUCP G4-16 Amend CALGreen Section 301.1 Scope	101
2016 LARUCP G5-16 Amend CALGreen Section 301.1.1 Additions & Alteration	102
2016 LARUCP G6-16 Amend CALGreen Section 5.408.3 Excavated Soil and Land Clearing Debris	104
PART IV	105
Summary of Recommended LARUCP Amendments to the 2016 CALGreen	106
2016 LARUCP GA1-16 Amend CALGreen Section A4.105.2 Reuse of Materials	107
2016 LARUCP GA2-16 Amend CALGreen Section A4106.5 Cool Roof for Reduction of Heat Island Effect	108
2016 LARUCP GA3-16 Amend CALGreen Section A4.303.4 Nonwater Supplied Urinals and Waterless Toilets	110
2016 LARUCP GA4-16 Amend CALGreen Section A4.404.3 Building Systems	111
2016 LARUCP GA5-16 Amend CALGreen Section A4.405.1 Prefinished Building Materials	112
2016 LARUCP GA6-16 Amend CALGreen Section A4.405.4 Use of Building Materials From Rapidly Renewable Sources	113
2016 LARUCP GA7-16 Amend CALGreen Section A4.407.1 Drainage Around Foundation	114
2016 LARUCP GA8-16 Amend CALGreen Section A5.106.4.1 Short Term Bicycle Parking	115
2016 LARUCP GA9-16 Amend CALGreen Section A5.106.4.3 Changing Rooms	116
2016 LARUCP GA10-16 Amend CALGreen Section A5.106.6.1 Reducing Parking Capacity	117
2016 LARUCP GA11-16 Amend CALGreen Section A5.406.1 Choice of Materials	118

PART I

LARUCP RECOMMENDED CODE AMENDMENTS TO THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

SUMMARY OF RECOMMENDED LARUCP AMENDMENTS TO THE 2016 CBC

(N) 2016 LARUCP NO.	(E) 2013 LARUCP NO.	TITLE/DESCRIPTION	STATUS ¹
15-01	15-01	Amend CBC Section 1507.3.1 Deck Requirements	R
16-01	16-01	Add CBC Section 1613.5.2 Structural Separation	M
16-02	16-02	Add CBC Section 1613.5.3 Values for Vertical Combinations	M
16-03	16-03	Add CBC Section 1613.5.4 Wood Diaphragms	M
16-04		Add CBC Section 1613.5.5 Maximum S _{DS} Value in Determination of C _s and E _v	N
16-05	16-04	Add CBC Section 1613.7 Seismic Design Provisions for Hillside Buildings	R
16-06	16-05	Add CBC Section 1613.8 Suspended Ceilings	M
17-01	17-01	Amend CBC Section 1704.6 Structural Observations	M
17-02	17-02	Amend CBC Section 1704.6.1 Structural Observations Seismic Resistance	M
17-03	17-03	Amend CBC Section 1705.3 Special Inspections for Concrete Construction	R
	17-04	Amend CBC Table 1705.3 Special Inspection for Concrete Construction	D
17-04	17-05	Amend CBC Section 1705.12 Special Inspections for Seismic Resistance	M
	17-06	Amend CBC Section 1711.1 Joist Hangers	D
18-01	18-01	Amend CBC Section 1807.1.4 Permanent Wood Foundation System	M
18-02	18-02	Amend CBC Section 1807.1.6 Prescriptive Design of Concrete and Masonry Foundation Walls	R
18-03	18-03	Amend CBC Section 1809.3 Stepped Footings	M
18-04	18-04	Amend CBC Section 1809.7 and Table 1809.7 Prescriptive Footings for Light Frame Construction	R
18-05	18-05	Amend CBC Section 1809.12 Timber Footings	M
18-06	18-06	Amend CBC Section 1810.3.2.4 Timber	M
	19-01	Amend CBC Section 1905.1.3 Wall Pier	D
19-01	19-02	Amend CBC Section 1905.1.7 Minimum Reinforcement	M
19-02	19-03	Amend CBC Section 1905.1 and Add Sections 1905.1.9 thru 19.05.1.11 Reinforcement	M
23-01	23-01	Amend CBC Section 2304.10.1 Fastener Requirement	M
23-02	23-02	Amend CBC Section 2304.12.5 Wood Retaining Walls	M
23-03	23-03	Add CBC Section 2305.4 Quality of Nails	R
23-04	23-04	Add CBC Section 2305.5 Hold-down Connectors	R
23-05	23-05	Amend CBC Section 2306.2 Wood-Frame Diaphragms	M
23-06	23-06	Amend CBC Section 2306.3 Wood-Frame Shear Walls	M
23-07	23-06	Add CBC Section 2307.2 Wood-Frame Shear Walls	M
23-08	23-09	Amend CBC Table 2308.6.1 Wall Bracing Requirements	M
23-09	23-08	Amend CBC Sections 2308.6.5, Figure 2308.6.5.1 and Figure 2308.6.5.2 Alternative Bracing	M
23-10	23-07	Amend CBC Section 2308.6.8.1 Foundation Requirements	M
23-11	23-10	Amend CBC Section 2308.6.9 Attachment of Sheathing	M

FOOTNOTE:

1. R = Retain and update existing amendment, M = Modify existing amendment, D = Delete existing 2013 LARUCP amendment, N = New amendment proposed.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 15-01. Section 1507.3.1 of the 2016 Edition of the California Building Code is amended to read as follows:

1507.3.1 Deck requirements. Concrete and clay tile shall be installed only over solid sheathing or spaced structural sheathing boards.

RATIONALE:

Section 1507.3.1 is amended to require concrete and clay tiles to be installed only over solid structural sheathing boards. The change is necessary because there were numerous observations of tile roofs pulling away from wood framed buildings following the 1994 Northridge Earthquake. The SEAOSC/LA City Post Northridge Earthquake committee findings indicated significant problems with tile roofs was due to inadequate design and/or construction. Therefore, the amendment is needed to minimize such occurrences in the event of future significant earthquakes.

FINDINGS:

Local Geological Conditions – 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, the 1987 Whittier Narrows Earthquake, the 1971 San Fernando Earthquake and the 1933 Long Beach Earthquake. This amendment will reduce the failure of concrete and clay tile roofs during a significant earthquake and is in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 16-01. Section 1613.5.2 is added to Chapter 16 of the 2016 Edition of the California Building Code to read as follows:

1613.5.2 Structural Separation. Modify ASCE 7 Section 12.12.3 Equation 12.12-1 as follows:

$$\delta_M = \frac{C_d \delta_{max}}{I_e} \quad (12.12-1)$$

RATIONALE:

The inclusion of the importance factor in this equation has the unintended consequence of reducing the minimum seismic separation distance for important facilities such as hospitals, schools, police and fire stations from adjoining structures. The proposal to omit the importance factor from Equation 12.12-1 will ensure that a safe seismic separation distance is provided. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Geological Conditions – 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, the 1987 Whittier Narrows Earthquake, the 1971 San Fernando Earthquake and the 1933 Long Beach Earthquake. The proposed modification to omit the importance factor in the equation ensures that a safe seismic separation distance is maintained for important facilities from adjoining structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 16-02. Section 1613.5.3 is added to Chapter 16 of the 2016 Edition of the California Building Code to read as follows:

1613.5.3 Values for Vertical Combinations. Modify ASCE 7 Section 12.2.3.1 Exception 3 as follows:

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

RATIONALE:

Observed damages to one and two family dwellings of light frame construction after the Northridge Earthquake may have been partially attributed to vertical irregularities common to this type of occupancy and construction. In an effort to improve quality of construction and incorporate lesson learned from studies after the Northridge Earthquake, the proposed modification to ASCE 7-10 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.

FINDINGS:

Local Geological Conditions – 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. The proposed modification to limit mixed structural system to two stories is intended to improve quality of construction by reducing potential damages that may result from vertical irregularities of the structural system in buildings subject to high seismic load and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 16-03. Section 1613.5.4 is added to Chapter 16 of the 2016 Edition of the California Building Code to read as follows:

1613.5.4 Wood Diaphragms. Modify ASCE 7 Section 12.11.2.2.3 as follows:

12.11.2.2.3 Wood Diaphragms. In wood diaphragms, the continuous ties shall be in addition to the diaphragm sheathing. Anchorage shall not be accomplished by use of toe nails 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 crossies.
2. The maximum diaphragm shear used to determine the depth of the subdiaphragm shall not exceed 75% of the maximum diaphragm shear.

RATIONALE:

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 improve performances and standards for diaphragm construction today, this proposal increases the continuous tie spacing limit to 40 ft in lieu of 25 ft and to use 75% of the allowable code diaphragm shear to determine the depth of the subdiaphragm in lieu of the 300 plf and is deemed appropriate and acceptable. Due to the frequency of this type of failure during the past significant earthquakes, various jurisdictions within the Los Angeles region have taken this additional step to prevent roof or floor diaphragms from pulling away from concrete or masonry walls. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Geological Conditions – 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. The proposed modification to require special anchorage of the diaphragm to the wall and limit the allowable shear will address special needs for concrete and masonry construction with flexible wood diaphragm and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 16-04. Section 1613.5.5 is added to Chapter 16 of the 2016 Edition of the California Building Code to read as follows:

1613.5.5 Maximum S_{DS} Value in Determination of C_s and E_v . Modify ASCE 7 Section 12.8.1.3 as follows:

~~12.8.1.3 Maximum S_e Value in Determination of C_s . For regular structures five stories or less above the base, as defined in Section 11.2 and with a period, T , of 0.5 s or less, C_s is permitted to be evaluated using the larger of either S_e equal to 1.5 or 80 percent of the value of S_e determined per Section 11.4.1 or 11.4.7.~~

12.8.1.3 Maximum S_{DS} Value in Determination of C_s and E_v . The value of C_s and E_v are permitted to be calculated using a value of S_{DS} equal to 1.0 but not less than 70% of S_{DS} as defined in Section 11.4.4, provided that all of the following criteria are met:

1. The structure does not have irregularities, as defined in Section 12.3.2;
2. The structure does not exceed five stories above the lower of the base or grade plane as defined in Section 11.2, and, where present, each mezzanine level shall be considered a story for the purpose of this limit;
3. The structure has a fundamental period, T , that does not exceed 0.5 seconds, as determined using Section 12.8.2;
4. The structure meets the requirements necessary for the redundancy factor, ρ , to be permitted to be taken as 1.0, in accordance with Section 12.3.4.2;
5. The site soil properties are not classified as Site Classes E or F, as defined in Section 11.4.2;
and
6. The structure is classified as Risk Category I or II, as defined in Section 1.5.1.

RATIONALE:

Amendment in the California Building Code is made to be consistent with ASCE 7-16, and is further amended herein to be consistent with ASCE 7-16 Supplement1. The modification is necessary to avoid misinterpretation on the intent of the five story limit for which the S_{DS} cap is applicable where there is flexible structure above a rigid podium base. The addition of "grade plane" clarifies the intent that the base is measured from the lowest structure in those instances where there is a vertical combination of two systems. Many of such combinations of systems will not satisfy exclusion 1, in which the structure must meet the definition of "regular" based on ASCE 7 Section 12.3.2. This modification provides safe design requirements in the selection of building period to calculate seismic base shear in building design accounting for dynamic story mass distribution throughout the inelastic range of ground motion. This amendment does not prevent designing of five levels of light frame wood construction on top of a concrete podium by using the calculated S_{DS} without the 70% cap.

FINDINGS:

Local Geological Conditions – The greater Los Angeles 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. Currently mezzanines do not have to be considered as a floor level for Heights and Areas limits of Chapter 5 of the IBC. When applying the story height allowing S_{DS} to be equal to 1.0, but not less than 70% of calculated S_{DS} , the five story height limitation needs to consider mezzanines as individual floor levels due to added mass, overturning forces and variation in shear wall stiffness at the mezzanine floor levels, 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.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 16-05. Section 1613.7 is added to Chapter 16 of the 2016 Edition of the California Building Code to read as follows:

1613.7 Seismic Design Provisions for Hillside Buildings.

1613.7.1 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%). These regulations establish minimum standards for seismic force resistance to reduce the risk of injury or loss of life in the event of earthquakes.

1613.7.2 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 division.

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

1613.7.3 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 which 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%). 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 1613.7.5 and 1613.7.7.3 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 1613.7.6 and 1613.7.7.4.

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.

1613.7.4 Analysis and Design.

1613.7.4.1 General. Every hillside building within the scope of this section shall be analyzed, designed, and constructed in accordance with the provisions of this division. When the code-

prescribed wind design produces greater effects, the wind design shall govern, but detailing requirements and limitations prescribed in this and referenced sections shall be followed.

1613.7.4.2 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.

1613.7.4.2.1 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.

1613.7.4.2.2 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.

1613.7.5 Base Shear Resistance-Primary Anchors.

1613.7.5.1 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.

1613.7.5.2 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 (9144 mm).

1613.7.5.3 Design of Primary Anchors and Diaphragm Struts. Primary anchors and diaphragm struts shall be designed in accordance with the requirements of Section 1613.7.8.

1613.7.5.4 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 2205.2.1.2 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.

1613.7.6 Base Shear Resistance-Secondary Anchors.

1613.7.6.1 General. In addition to the primary anchors required by Section 1613.7.5, 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 (9144 mm) on center extend up to and are directly connected to the base level diaphragm for at least 70% of the diaphragm depth.

1613.7.6.2 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

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

tributary to the base level diaphragm, but not less than 600 pounds per lineal foot (8.76 kN/m) based on Allowable Stress Design (ASD) levels. The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced a maximum of 4 feet (1219 mm) on center.

1613.7.6.3 Design. Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.7.8.

1613.7.7 Diaphragms Below the Base Level-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.

1613.7.7.1 Diaphragm Defined. Every floor level below the base level diaphragm shall be designed as a diaphragm.

1613.7.7.2 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.

1613.7.7.3 Design Force Resistance-Primary Anchors. The design force described in Section 1613.7.7.2 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 1613.7.5.

1613.7.7.4 Design Force Resistance-Secondary Anchors.

1613.7.7.4.1 General. In addition to the primary anchors required in Section 1613.7.7.3, 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 (9144 mm) on center, extend up to and are directly connected to each diaphragm below the base level for at least 70% of the diaphragm depth.

1613.7.7.4.2 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) based on Allowable Stress Design (ASD) levels. The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced a maximum of 4 feet (1219 mm) on center.

1613.7.7.4.3 Design. Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.7.8.

1613.7.8 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 3 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% of the tributary force.
5. Allowable Stress Increase. The one-third allowable stress increase permitted under Section 1605.3.2 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.

1613.7.9 Lateral-Force-Resisting Elements Normal to the Downhill Direction.

1613.7.9.1 General. In the direction normal to the downhill direction, lateral-force-resisting elements shall be designed in accordance with the requirements of this section.

1613.7.9.2 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.

1613.7.9.3 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.

1613.7.9.4 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.

1613.7.9.5 Distribution of Lateral Forces.

1613.7.9.5.1 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.

1613.7.9.5.2 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).

1613.7.9.5.3 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.

1613.7.9.6 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 2205.2.1.2 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.

1613.7.10 Specific Design Provisions.

1613.7.10.1 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 reinforced as required for concrete or masonry walls.

1613.7.10.2 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.

1613.7.10.3 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.

1613.7.10.4 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) based on Allowable Stress Design (ASD) levels or more 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 2 galvanized nuts above the base plate.

1613.7.10.5 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.

RATIONALE:

Due to the difficulty of fire suppression vehicles accessing winding and narrow hillside properties and the probabilities for future earthquakes in the Los Angeles region, this technical amendment is required to address the special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and both the Los Angeles County and Los Angeles City 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 proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Topographical and Geological Conditions – 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 recent 1994 Northridge Earthquake. Additionally, the topography within the Los Angeles region includes significant hillsides with narrow and winding access that makes timely response by fire suppression vehicles challenging and difficult. The

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

proposed modification establishes design parameters to better mitigate and limit property damage that are the results of increased seismic forces which are imparted upon hillside buildings and structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 16-06. Section 1613.8 is added to Chapter 16 of the 2016 Edition of the California Building Code to read as follows:

1613.8 Suspended Ceilings. Minimum design and installation standards for suspended ceilings shall be determined in accordance with the requirements of Section 2506.2.1 of this Code and this section.

1613.8.1 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.

1613.8.2 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.

1613.8.3 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 of this Code.

1613.8.4 Special Requirements for Means of Egress. Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more shall comply with the following provisions.

1613.8.4.1 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.

1613.8.4.2 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.

1613.8.4.3 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 1008.3 of this Code.

1613.8.4.4 Supports for Appendage. Separate support from the structural deck shall be provided for all appendages such as light fixtures, air diffusers, exit signs, and similar elements.

RATIONALE:

The California Building Code has little to no information regarding the safe design and construction requirements for ceiling suspension systems subject to seismic loads. It is through the experience of prior earthquakes, such as the Northridge Earthquake, that this amendment is proposed so as to minimize the amount of bodily and building damage within the spaces in which this type of ceiling will be installed. This proposed amendment complements ASCE 7-10 Chapter 13 Section 13.5.6.2.2 and the cited reference to ASTM E580. The amended requirements retained herein are a continuation of portions of an amendment adopted during the previous code adoption cycles.

FINDINGS:

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

Local Geological Conditions – The greater Los Angeles 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 need 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.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 17-01. Section 1704.6 of the 2016 Edition of the California Building Code is amended to read as follows:

1704.6 Structural Observations. Where required by the provisions of Section 1704.6.1 or 1704.6.2, the owner or the owner's authorized agent shall employ ~~a registered design professional structural observer~~ to perform structural observations. Structural observation does not include or waive the responsibility for the inspections in Section 110 or the special inspections in Section 1705 or other section of this code. 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 building 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.

RATIONALE:

The language in Section 1704.6 of the California Building Code permits the owner to employ any registered design professional to perform structural observations with minimum guideline. However, it is important to recognize 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 were 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 greatly be 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 proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Geological Conditions – 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. The proposed

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

modification to require the registered design professional in responsible charge for the structural design to observe the construction will help ensure acceptable standards of workmanship is provided and to improve the quality of the observation and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 17-02. Section 1704.6.1 of the 2016 Edition of the California Building Code is amended to read as follows:

1704.6.1 Structural observations for seismic resistance. Structural observations shall be provided for those structures assigned to Seismic Design Category D, E or F, where one or more of the following conditions exist:

1. The structure is classified as Risk Category III or IV in accordance with Table 1604.5.
2. The height of the structure is greater than 75 feet (22860 mm) above the base.
3. ~~The structure is assigned to Seismic Design Category E, is classified as Risk Category I or II in accordance with Table 1604.5, and is greater than two stories one stories above 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% sloped), assigned to Seismic Design Category D.

4. When so designated by the registered design professional responsible for the structural design.
5. When such observation is specifically required by the building official.

RATIONALE:

With the higher seismic demand placed on buildings and structures in this region, the language in Section 1704.6.1 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 greatly be increased. An exception is provided to permit simple structures and buildings to be excluded. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Geological Conditions – 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. The proposed modification to require the registered design professional in responsible charge for the structural design to observe the construction will help ensure acceptable standards of workmanship is provided and to improve the quality of the observation and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 17-03. Section 1705.3 of the 2016 Edition of the California Building Code is amended to read as follows:

1705.3 Concrete Construction. The special inspections and tests for concrete construction shall be performed in accordance with this section and Table 1705.3.

Exceptions: 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 , no 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.
2. Continuous concrete footings supporting walls of buildings three stories or less above grade plane that are fully supported on earth or rock where:
 - 2.1. The footings support walls of light-frame construction;
 - 2.2. The footings are designed in accordance with Table 1809.7; or
 - 2.3. The structural design of the footing is based on a specified compressive strength, f_c , no 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.
3. Nonstructural concrete slabs supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi (1.03 Mpa).
- ~~4. Concrete foundation walls constructed in accordance with Table 1807.1.6.2.~~
- ~~5. Concrete patios, driveways and sidewalks, on grade.~~

RATIONALE:

Results from studies after the 1994 Northridge Earthquake indicated that a lot of the damage was attributed to a lack of quality control during construction resulting in poor performance of the building or structure. Therefore, the proposed amendment requires special inspection for concrete with a compressive strength greater than 2,500 pounds per square inch. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Geological Conditions – 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. The proposed modification to require special inspection for concrete with a compressive strength greater than 2,500 psi to improve quality of control during construction and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 17-04. Exception 3 of Section 1705.12 of the 2016 Edition of the California Building Code is amended to read as follows:

1705.12 Special inspections for seismic resistance. Special inspections for seismic resistance shall be required as specified in Sections 1705.12.1 through 1705.12.9, unless exempted by the exceptions of Section 1704.2.

Exception: The special inspections specified in Sections 1705.12.1 through 1705.12.9 are not required for structures designed and constructed in accordance with one of the following:

1. The structure consists of light-frame construction; the design spectral response acceleration at short periods, S_{DS} , as determined in Section 1613.3.4, does not exceed 0.5; and the building height of the structure does not exceed 35 feet (10 668 mm)
2. The seismic force-resisting system of the structure consists of reinforced masonry or reinforced concrete; the design spectral response acceleration at short periods, S_{DS} , as determined in Section 1613.3.4, does not exceed 0.5; and the building height of the structure does not exceed 25 feet (7620 mm)
3. The structure is a detached one- or two-family dwelling not exceeding two stories above grade plane, 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:
 - 3.1 Torsional or extreme torsional irregularity.
 - 3.2 Nonparallel systems irregularity.
 - 3.3 Stiffness-soft story or stiffness-extreme soft story irregularity.
 - 3.4 Discontinuity in lateral strength-weak story irregularity.

RATIONALE:

In Southern California, very few detached one- or two-family dwellings not exceeding two stories above grade plane are built as "box-type" structures, especially those in hillside areas and near the oceanfront. Many steel moment frames or braced frames and/or cantilevered columns within buildings 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 1705.12 Exception 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 greatly be 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 category A, B and C.

FINDINGS:

Local Geological Conditions – 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. The proposed modification to require special inspections for detached one- or two-family dwellings not exceeding two stories above grade plane assigned to Seismic Design Category D, E and F will help ensure that acceptable standards of workmanship and quality of construction are provided and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 1B-01. Section 1807.1.4 of the 2016 Edition of the California Building Code is amended to read as follows:

1807.1.4 Permanent wood foundation systems. Permanent wood foundation systems shall be designed and installed in accordance with AWC PWF. Lumber and plywood shall be treated in accordance with AWP A U1 (Commodity Specification A, Use Category 4B and Section 5.2) 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.

RATIONALE:

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.

FINDINGS:

Local Climatic and Geological Conditions – 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. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. This region is especially susceptible to more active termite and wood attacking insects and microorganisms. The proposed modification to prohibit the use of wood foundation systems as well as limit prescriptive design provisions in an effort to mitigate potential problems or deficiencies due to the proliferation of wood-destroying organisms and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 18-02. Section 1807.1.6 of the 2016 Edition of the California Building Code is 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.

RATIONALE:

With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions that does 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 proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

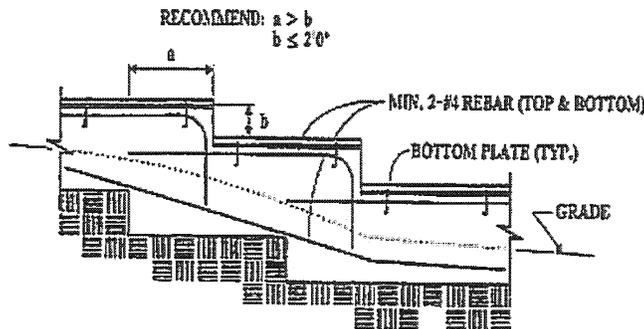
Local Geological Conditions – The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the 1994 Northridge Earthquake. The proposed modification to prohibit prescriptive design provisions for foundation walls as plain concrete have performed poorly in withstanding the cyclic forces resulting from seismic events and to require the walls to be designed by a registered design professional to ensure that the proper analysis of the structure takes into account the surrounding condition and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 18-03. Section 1809.3 of the 2016 Edition of the California Building Code is amended to read as follows:

1809.3 Stepped footings. The top surface of footings shall be level. The bottom surface of footings shall be permitted to have a slope not exceeding one 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 footing or where the surface of the ground slopes more than one unit vertical in 10 units horizontal (10-percent slope).

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



STEPPED FOUNDATIONS

FIGURE 1809.3
STEPPED FOOTING

RATIONALE:

With the higher seismic demand placed on buildings and structures in this region, precautionary steps are proposed 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 proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to require minimum reinforcement in stepped footings is intended to improve performance of buildings and structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 18-04. Section 1809.7 and Table 1809.7 of the 2016 Edition of the California Building Code are 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 Table 1809.7 shall not exceed one story above grade plane for structures assigned to Seismic Design Category D, E or F.

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 ^e

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

- a. Depth of footings shall be in accordance with Section 1809.4.
- b. The ground under the floor shall be permitted to be excavated to the elevation of the top of the footing.
- 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. Not Adopted.~~
- d. See Section 1908 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F.
- e. For thickness of foundation walls, see Section 1807.1.6.
- f. Footings shall be permitted to support a roof addition to the stipulated number of floors. Footings supporting roof only shall be as required for supporting one floor.
- g. ~~Plain concrete footings for Group R-3 occupancies shall be permitted to be 6 inches thick.~~

RATIONALE:

No substantiating data has been provided to show that under-reinforced footings are effective in resisting seismic loads and may potentially lead to a higher risk of failure. Therefore, this proposed 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, precautionary steps are proposed to reduce or eliminate potential problems that may result by following prescriptive design provisions for footing that does not take into consideration the surrounding environment. It was 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 reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force that investigated the poor performance observed in the 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to limit the use of the prescriptive design provisions and under-reinforced or plain concrete is to ensure that the proper analysis of the structure takes into account the surrounding condition and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 18-05. Section 1809.12 of the 2016 Edition of the California Building Code is 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 building official. Such footings shall be treated in accordance with AWPA 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 footing supported upon treated piles shall not exceed 70 percent of the allowable stresses for the species and grade of timber as specified in the AF&PAANSI/AWC NDS. Timber footings shall not be used in structures assigned to Seismic Design Category D, E or F.

RATIONALE:

No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event, especially while being subjected to deterioration caused by the combined detrimental effects of 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 event and wet applications. The proposed amendment takes the 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 proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Climatic and Geological Conditions – 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 recent 1994 Northridge Earthquake. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. This region is especially susceptible to more active termite and wood attacking insects and microorganisms. The proposed modification to prohibit the use of timber footings in an effort to mitigate potential problems or deficiencies due to the proliferation of wood-destroying organisms and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 18-06. Section 1810.3.2.4 of the 2016 Edition of the California Building Code is amended to read as follows:

1810.3.2.4 Timber. Timber deep foundation elements shall be designed as piles or poles in accordance with AF&PAANSI/AWC NDS. Round timber elements shall conform to ASTM D 25. 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.

RATIONALE:

No substantiating data has been provided to show that timber deep 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. Timber deep foundation, when they are 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 event and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result by using timber deep foundation 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.

FINDINGS:

Local Climatic and Geological Conditions – 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 recent 1994 Northridge Earthquake. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. This region is especially susceptible to more active termite and wood attacking insects and microorganisms. The proposed modification to prohibit the use of timber deep foundation in an effort to mitigate potential problems or deficiencies due to the proliferation of wood-destroying organisms and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 19-01. Section 1905.1.7 of the 2016 Edition of the California Building Code is amended to read as follows:

1905.1.7 ACI 318, Section 14.1.4. Delete ACI 318, Section 14.1.4, and replace with the following:

14.1.4 – Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

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

- (a) ~~Structural plain concrete basement, foundation or other walls below the base as defined in ASCE 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. Concrete used for fill with a minimum cement content of two (2) sacks of Portland cement or cementitious material per cubic yard.~~
- (b) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided 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.~~
- (c) Plain concrete footings supporting walls are permitted provided 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, a minimum of 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. In Seismic Design Categories A, B and C, 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 are permitted to have 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, a minimum of one bar shall be provided at the top of the stemwall and at the bottom of the footing.~~
- ~~3. Where a slab on ground is cast monolithically with the footing, one No. 5 bar is permitted to be located at either the top of the slab or bottom of the footing.~~

RATIONALE:

This proposed 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 Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to require minimum reinforcement to address the problem of poor performance of plain or under-reinforced footings during a seismic event and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 19-02. Section 1905.1 is amended and Sections 1905.1.9 thru 1905.1.11 are added to Chapter 19 of the 2016 Edition of the California Building Code to read as follows:

1905.1 General. The text of ACI 318 shall be modified as indicated in Sections 1905.1.1 through 1905.1.11.

1905.1.9 ACI 318, Section 18.7.5. Modify ACI 318, Section 18.7.5, by adding Section 18.7.5.7 and 18.7.5.8 as follows:

18.7.5.7 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 Sections 18.7.5.1, Items (a) through (c), over the full height of the member.

18.7.5.8 – 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 are permitted to be assumed to be of opposite sign. For the determination of the design strength, ϕP_n , of the column, these moments are permitted to be assumed to result from the deformation of the frame in any one principal axis.

1905.1.10 ACI 318, Section 18.10.4. Modify ACI 318, Section 18.10.4, by adding Section 18.10.4.6 as follows:

18.10.4.6 – Walls and portions of walls with $P_u > 0.35P_n$ 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.

1905.1.11 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.

RATIONALE:

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.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to increase confinement in critical columns, limiting the use of highly gravity loaded walls, and increase concrete coverage in thin slabs will have to prevent failure of the structure and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 23-01. Section 2304.10.1 of the 2016 Edition of the California Building Code is amended to read as follows:

2304.10.1 Fastener requirements. Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2301.2. The number and size of fasteners connecting wood members shall not be less than that set forth in Table 2304.10.1. Staple fasteners in Table 2304.10.1 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.

RATIONALE:

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 limit 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 the nailed wood structural shear panels. The 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. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of a similar amendment adopted during previous code adoption cycles.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to limit the use of staple fasteners to resist or transfer seismic load improve the performance of buildings and structures during a seismic event and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 23-02. Section 2304.12.5 of the 2016 Edition of the California Building Code is amended to read as follows:

2304.12.5 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 fresh water use. Wood shall not be used in retaining or crib walls for structures assigned to Seismic Design Category D, E or F.

RATIONALE:

No substantiating data has been provided to show that wood used in retaining or crib walls are 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 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 event and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result by using wood in retaining or crib walls 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.

FINDINGS:

Local Climatic and Geological Conditions – 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 recent 1994 Northridge Earthquake. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. This region is especially susceptible to more active termite and wood attacking insects and microorganisms. The proposed modification to prohibit the use of wood in retaining or crib walls in an effort to mitigate potential problems or deficiencies due to the proliferation of wood-destroying organisms and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 23-03. Section 2305.4 is added to Chapter 23 of the 2016 Edition of the California Building Code to read as follows:

2305.4 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.

RATIONALE:

The overdriving of nails into the structural wood panel 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 as allowed in Table A1 of AFPA SDPWS footnote referencing to ASTM F1667, continues to be restricted from being used 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 less 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 Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to require mechanically driven nails to have the same dimensions as hand-driven nail will result in improved quality of construction and performance of wood structural panel shear walls and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 23-04. Section 2305.5 is added to Chapter 23 of the 2016 Edition of the California Building Code to read as follows:

2305.5 Hold-down connectors. In Seismic Design Category D, E or F, hold-down connectors shall be designed to resist shear wall overturning moments using approved cyclic load values or 75 percent of the allowable seismic load values that do not consider cyclic loading of the product. 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 inch 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.

RATIONALE:

ICC-ES AC 155 Acceptance Criteria for Hold-downs (Tie-Downs) Attached to Wood Members is widely used to establish allowable values for hold-down connectors in evaluation reports. AC 155 uses monotonic loading to establish allowable values. Yet, cyclic and dynamic forces imparted on buildings and structures by seismic activity cause more damage than equivalent forces that are applied in a monotonic manner. However, the engineering, regulatory and manufacturing industries have not reached consensus on the appropriate cyclic or dynamic testing protocols. This condition is expected to continue for some time. In the interim, this proposed amendment continues to limit the allowable capacity to 75% of the evaluation report value to provide an additional factor of safety for statically tested anchorage devices. 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 Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles with additional editorial revisions for clarification.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to establish minimum performance requirements for hold-down connectors will reduce failure of wood structural panel shear walls due to excessive deflection and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 23-05, Section 2306.2 of the 2016 Edition of the California Building Code is 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.

RATIONALE:

The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and does 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 the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with staples appeared to be much lower in 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 Category D, E and F unless it can be substantiated by cyclic testing.

Furthermore, the cities and county within the Los Angeles region has 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 proposed 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 proposed amendment continues the previous amendment adopted during the 2010 code adoption cycle.

FINDINGS:

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to place design and construction limits on staples as fasteners used in wood structural panel or diaphragms not substantiated with cyclic testing will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 23-06. Section 2306.3 of the 2016 Edition of the California Building Code is 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 400 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 in from the panel edges and not less than 3/8 inch from the edge of the connecting members for shear 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.
4. Table 4.3B application is not allowed for structures assigned to Seismic Design Category D, E, or F.

For structures assigned to Seismic Design Category D, application of Table 4.3C of 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.

RATIONALE:

The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with stapled nails are based on monotonic testing and does 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 stapled nails would exhibit the same behavior as the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

stapled nails appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of stapled nail as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing.

Furthermore, the cities and county within the Los Angeles region has 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 proposed 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 proposed amendment continues the previous amendment adopted during the 2010 code adoption cycle.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to place design and construction limits on stapled nail fasteners used in wood structural panel shear walls or diaphragms not substantiated with cyclic testing will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 23-07. Section 2307.2 is added to the 2016 Edition of the California Building Code to read as follows:

2307.2 Wood-frame shear walls. Wood-frame shear walls shall be designed and constructed in accordance with Section 2306.3 as applicable.

RATIONALE:

The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with stapled nails are based on monotonic testing and does 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 stapled nails would exhibit the same behavior as the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with stapled nails appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of stapled nail as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing.

Furthermore, the cities and county within the Los Angeles region has 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 proposed 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 proposed amendment continues the previous amendment adopted during the 2010 code adoption cycle.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to place design and construction limits on stapled nail fasteners used in wood structural panel shear walls or diaphragms not substantiated with cyclic testing will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 23-08. Table 2308.6.1 of the 2016 Edition of the California Building Code is amended to read as follows:

TABLE 2308.6.1*
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 (%)			MAXIMUM DISTANCE OF BRACED WALL PANELS FROM EACH END OF BRACED WALL LINE
			Bracing method ^a			
			LFB	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 <i>f, g, h</i>		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) ^e	
				$S_{DS} > 1.00$: 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 1/8" 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.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

RATIONALE:

This proposed 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 Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. Conventional framing does not address the need for a continuous load path, critical shear transfer mechanisms, connection-ties, irregular and flexible portions of complex shaped structures. The proposed modification to provide specific detailing requirements will improve the performance of buildings and structures 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.

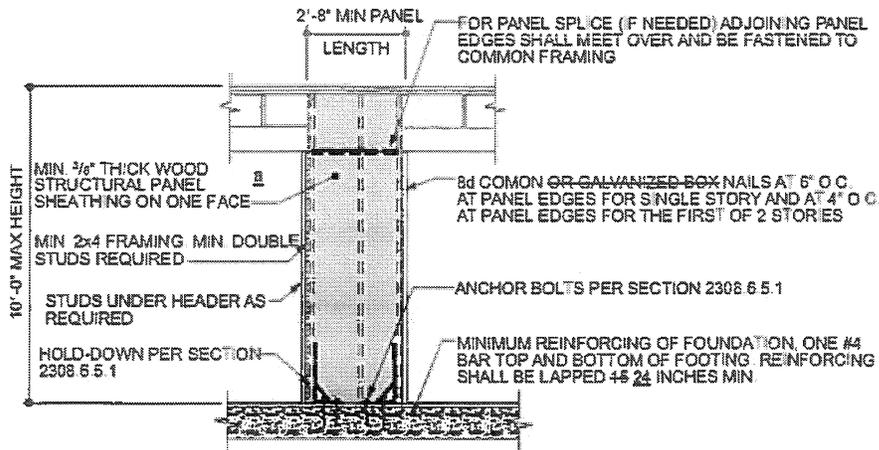
2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 23-09. Section 2308.6.5, Figure 2308.6.5.1, and Figure 2308.6.5.2 of the 2016 Edition of the California Building Code are amended to read as follows:

2308.6.5 Alternative bracing. An alternate braced wall (ABW) or a portal frame with hold-downs (PFH) described in this section is permitted to substitute for a 48-inch (1219 mm) braced wall panel of Method DWB, WSP, SFB, PBS, PCP or HPS. For Method GB, each 96-inch (2438 mm) section (applied to one face) or 48-inch (1219 mm) section (applied to both faces) or portion thereof required by Table 2308.6.1 is permitted to be replaced by one panel constructed in accordance with Method ABW or PFH.

2308.6.5.1 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 2304.10.1 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 2308.3.1 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.

Where the ABW is installed at the first story of two-story buildings, the wood structural panel sheathing shall be provided on both faces, three anchor bolts shall be placed at one-quarter points and tie-down device uplift capacity shall be not less than 3,000 pounds (13 344 N).



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.

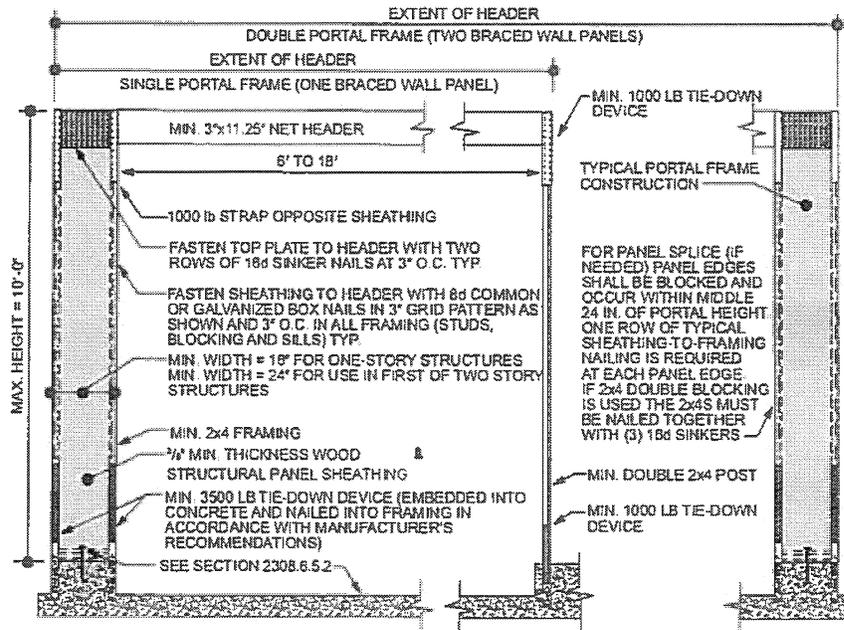
FIGURE 2308.6.5.1
ALTERNATE BRACED WALL PANEL (ABW)

2308.6.5.2 Portal frame with hold-downs (PFH). A PFH shall be constructed in accordance with this section and Figure 2308.6.5.2. 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 2308.6.5.2. 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 2308.6.5.2. The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with Figure 2308.6.5.2. 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 ~~45~~ 24 inches (~~384~~ 610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where a PFH is installed at the first story of two-story buildings, each panel shall have a length of not less than 24 inches (610 mm).



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 2308.6.5.2
PORTAL FRAME WITH HOLD-DOWNS (PFH)

RATIONALE:

3/8" thick, 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3-ply plywood during the Northridge Earthquake. This proposed amendment specifies minimum sheathing thickness, 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 and reduce and limit potential damages to property. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification requiring minimum sheathing thickness and nailing type and size will help to maintain minimum quality of construction and performance standards of structures 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.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 23-10. Section 2308.6.8.1 of Chapter 23 of the 2016 Edition of the California Building Code is amended to read as follows:

2308.6.8.1 Foundation requirements. Braced wall lines shall be supported by continuous foundations.

Exception: For structures with a maximum plan dimension not more than 50 feet (15240 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 2308.1.1.

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.~~

RATIONALE:

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 proposed change 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 proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. Conventional framing does not address the need for a continuous load path, critical shear transfer mechanisms, connection-ties, irregular and flexible portions of complex shaped structures. The proposed modification to require continuous footings under braced wall lines will improve performance of buildings or structure during a seismic event and therefore need 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.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP 23-11. Section 2308.6.9 of the 2016 Edition of the California Building Code is amended to read as follows:

2308.6.9 Attachment of sheathing. Fastening of braced wall panel sheathing shall not be less than that prescribed in Tables 2308.6.1 or 2304.10.1. Wall sheathing shall not be attached to framing members by adhesives. Staple fasteners in Table 2304.10.1 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 inches (6096 mm) intervals along the top plate of discontinuous vertical framing.

RATIONALE:

This proposed amendment 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 Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. Conventional framing does not address the need for a continuous load path, critical shear transfer mechanisms, connection-ties, irregular and flexible portions of complex shaped structures. The proposed modification to provide specific detailing requirements will improve the performance of buildings and structures 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.



PART II

LARUCP RECOMMENDED CODE AMENDMENTS TO THE 2016 EDITION OF THE CALIFORNIA RESIDENTIAL CODE

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

SUMMARY OF RECOMMENDED LARUCP AMENDMENTS TO THE 2016 CRC

(N) 2016 LARUCP NO.	(E) 2013 LARUCP NO.	TITLE/DESCRIPTION	STATUS ¹
R3-01	R3-01	Amend CRC Section R301.1.3.2 Woodframe Structures	R
R3-02	R3-02	Add CRC Section R301.1.4 Slopes Steeper Than 33%	R
	R3-03	Amend CRC Table 301.2.2.1.1 and Section R301.2.2.1.2 Seismic Design Category	D
R3-03	R3-04	Amend CRC Section R301.2.2.2.5 Irregular Buildings	R
R3-04	R3-05	Add CRC Section R301.2.2.3.8 Anchorage of Equipment	R
R4-01	R4-01	Amend CRC Section R401.1 Foundation Application	M
R4-02	R4-02	Amend CRC Sections R403.1 General Footings	M
R4-03	R4-03	Amend CRC Section R404.2 Wood Foundation Walls	R
R5-01	R5-01	Amend CRC Section R501.1 Application	R
R5-02	R5-02	Add CRC Section R503.2.4 Openings in Horizontal Diaphragms	R
R6-01	R6-01	Amend CRC Table R602.3(1) Fastener Schedule	M
R6-02	R6-02	Amend CRC Table R602.3(2) Alternate Attachment	R
R6-03	R6-03	Amend CRC Table R602.10.3(3) Bracing Requirements	M
R6-04	R6-04	Amend CRC Table R602.10.4 Bracing Methods	M
R6-05	R6-05	Amend CRC Figure R602.10.6.1 Alternate Braced Wall Panel	R
R6-06	R6-06	Amend CRC Figure R602.10.6.2 Portal Frame	M
R6-07	R6-07	Amend CRC Table R602.10.5 Braced Wall Lengths	M
R6-08	R6-08	Amend CRC Section R602.10.2.3 Minimum Number of Braced Wall Panels	R
R6-09	R6-09	Amend CRC Figure R602.10.6.4 Method CS-PF	R
	R6-10	Delete Amendment for CRC Section R602.10.9.1 Braced Wall Panel Support	D
R6-10	R6-11	Amend CRC Section R606.4.4 Parapet Walls	M
R6-11	R6-12	Amend CRC Section R606.12.2.2.3 Reinforcement for Masonry	R
R6-12	R6-13	Amend CRC Section R602.3.2 Top Plate	M
R8-01	R8-01	Add CRC Section R803.2.4 Openings in Horizontal Diaphragms	R
R10-01	R10-01	Amend CRC Section R1001.3.1 Vertical Reinforcing	R

FOOTNOTE:

1. R = Retain and update existing amendment, M = Modify existing amendment, D = Delete existing 2013 LARUCP amendment, N = New amendment proposed.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R3-01. Section R301.1.3.2 of the 2016 Edition of the California Residential Code is amended to read as follows:

R301.1.3.2 Woodframe structures ~~greater than two stories~~. The building 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 Section 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 dwellings of woodframe construction more than one story in height or with a basement located in Seismic Design Category D₀, D₁, D₂ or E.

RATIONALE:

After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of wood frame construction need to be greatly improved. One such recommendation identified by the Task Force is to improve the quality and organization of structural plans prepared by the engineer or architect so that plan examiners, building inspectors, contractors and special inspectors may logically follow and construct the presentation of the seismic force-resisting systems 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 wood frame buildings. 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 can be readily addressed by a registered design professional.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to require construction documents for wood frame construction greater than one story in height or with a basement to be approved and stamped by a California licensed architect or engineer is intended to assure that both the structural design and prescriptive requirement of the code are properly utilized and presented and therefore need to be incorporated into the code to assure that new buildings and structures, and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R3-02. Section R301.1.4 is added to Chapter 3 of the 2016 Edition of the California Residential Code to read as follows:

R301.1.4 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 1613.9 of the Building Code.

RATIONALE:

Due to the difficulty of fire suppression vehicles accessing winding and narrow hillside properties and the probabilities for future earthquakes in the Los Angeles region, this technical amendment is required to address the special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and both the Los Angeles County and Los Angeles City 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 proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Topographical and Geological Conditions – 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 recent 1994 Northridge Earthquake. Additionally, the topography within the Los Angeles region includes significant hillsides with narrow and winding access that makes timely response by fire suppression vehicles challenging and difficult. The proposed modification establishes design parameters to better mitigate and limit property damage that are the results of increased seismic forces which are imparted upon hillside buildings and structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R3-03. Items 1, 3 and 5 of Section R301.2.2.2.5 of the 2016 Edition of the California Residential Code are amended to read as follows:

1. 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:~~

- ~~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. When 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 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; and~~
- ~~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.~~

3. When the end of a braced wall panel occurs over an opening in the wall below and ends at a horizontal distance greater than 1 foot (305 mm) from 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 as permitted by the exception to item 4.

~~Exception: For wood light frame wall construction, one end of a braced wall panel shall be permitted to extend more than one 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 the following:~~

- ~~1. The building width, loading condition and framing member species limitations of Table R602.7(1) shall apply; and~~
- ~~2. Not less than one 2x12 or two 2x10 for an opening not more than 4 feet (1219 mm) wide; or~~
- ~~3. Not less than two 2x12 or three 2x10 for an opening not more than 6 feet (1829 mm) in width; or~~
- ~~4. Not less than three 2x12 or four 2x10 for an opening not more than 8 feet (2438 mm) in width; and~~
- ~~5. The entire length of the braced wall panel does not occur over an opening in the wall below.~~

5. Where portions of a floor level are vertically offset.

~~Exceptions:~~

- ~~1. Framing supported directly by continuous foundations at the perimeter of the building.~~

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

- ~~2. For wood light frame construction, floors shall be permitted to be vertically offset when the floor framing is lapped or tied together as required by section R502.6.1.~~

RATIONALE:

With the higher seismic demand placed on buildings and structures in this region, precautionary steps are proposed to reduce or eliminate potential problems that may result by limiting the type of irregular conditions specified in the California Residential Code. Such limitations are intended to reduce the potential structural damage expected in the event of an earthquake. The cities and county of the Los Angeles region has taken 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.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed amendment limits the type of irregular conditions within buildings that may lead to higher structural damage during a seismic event and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code and consistent with the requirements in the ASCE 7-10.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R3-04. Section R301.2.2.3.8 is added to Chapter 3 of the 2016 Edition of the California Residential Code to read as follows:

R301.2.2.3.8 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 California 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 lb (1,780 N) or less and has a center of mass located 4 ft (1.22 m) or less above the supporting structure; or
2. The component weighs 20 lb (89N) or less or, in the case of a distributed system, 5 lb/ft (73 N/m) or less.

RATIONALE:

There is no limitation for weight of mechanical and plumbing fixtures and equipment in the California Residential Code. Requirements from ASCE 7 and the California 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 proposed amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to limit the equipment weight is intended to reduce injuries, save lives, and minimize structural damages and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R4-01. Section R401.1 of the 2016 Edition of the California Residential Code is amended to read as follows:

R401.1 Application. The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AWC PWF.

Exception: The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have no more than two floors and a roof.
2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).

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.

RATIONALE:

No substantiating data has been provided to show that 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 foundation, 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 event and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result in using wood foundation 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. However, an exception is made for non-occupied, single-story storage structures that pose significantly less risk to human safety and may utilize the wood foundation guidelines specified in this Chapter. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles for the California Residential Code.

FINDINGS:

Local Climatic and Geological Conditions – 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 recent 1994 Northridge Earthquake. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. This region is especially susceptible to more active termite and wood attacking insects and microorganisms. The proposed modification to prohibit the use of wood foundation systems as well as limit prescriptive design provisions in an effort to mitigate potential problems or deficiencies due to the proliferation of wood-destroying organisms and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R4-02. Sections R403.1.2, R403.1.3.6 and R403.1.5 of the 2016 Edition of the California Residential Code are amended to read as follows:

R403.1.2 Continuous footing in Seismic Design Categories D₀, D₁ and D₂. Exterior walls of buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported by continuous solid or fully grouted masonry or concrete footings. ~~Other footing materials or systems shall be designed in accordance with accepted engineering practice.~~ All required interior braced wall panels in buildings located in Seismic Design Categories D₀, D₁ and D₂ with plan dimensions greater than 50 feet (15 240 mm) shall be supported by continuous solid or fully grouted masonry or concrete footings in accordance with Section R403.1.3.4, except for two-story buildings in Seismic Design Category D₂, in which all braced wall panels, interior and exterior, shall be supported on continuous foundations.

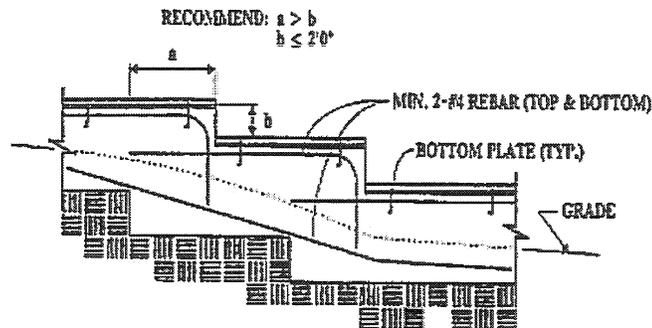
Exception: Two-story buildings shall be permitted to have interior braced wall panels supported on continuous foundations at intervals not exceeding 50 feet (15 240 mm) provided that:

- ~~1. The height of cripple walls does not exceed 4 feet (1219 mm).~~
- ~~2. First floor braced wall panels are supported on doubled floor joists, continuous blocking or floor beams.~~
- ~~3. The distance between bracing lines does not exceed twice the building width measured parallel to the braced wall line.~~

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.

R403.1.5 Slope. The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one 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 Categories D₀, D₁ or D₂, stepped footings shall be reinforced with four No. 4 rebar. Two bars shall be placed at the top and bottom of the footings as shown in Figure R403.1.5.



STEPPED FOUNDATIONS

FIGURE R403.1.5
STEPPED FOOTING

RATIONALE:

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

With the higher seismic demand placed on buildings and structures in this region, precautionary steps are proposed 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. Furthermore, 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 proposed change 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 proposed amendment is consistent with an amendment adopted during previous code adoption cycles for the California Residential Code.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to require continuous footings under braced wall lines, require reinforcement in one- and two-family dwelling, and minimum reinforcement in stepped footings will improve performance of buildings or structure during a seismic event and minimize potential problems or deficiencies and therefore need 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 Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R4-03. Section R404.2 of the 2016 Edition of the California Residential Code is 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.

RATIONALE:

No substantiating data has been provided to show that wood foundation wall 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 foundation 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 event and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result in using wood foundation walls 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 consistent with an amendment adopted during previous code adoption cycles for the California Residential Code.

FINDINGS:

Local Climatic and Geological Conditions – 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 recent 1994 Northridge Earthquake. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. This region is especially susceptible to more active termite and wood attacking insects and microorganisms. The proposed modification to prohibit the use of wood foundation wall in an effort to mitigate potential problems or deficiencies due to the proliferation of wood-destroying organisms and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R5-01. Section R501.1 of the 2016 Edition of the California Residential Code is amended to read as follows:

R501.1 Application. The provisions of this chapter shall control the design and construction of the floors for buildings, including the floors of attic spaces used to house mechanical or plumbing fixtures and equipment. Mechanical or plumbing fixtures and equipment shall be attached (or anchored) to the structure in accordance with Section R301.2.2.3.8

RATIONALE:

There is no limitation on weight of mechanical and plumbing fixtures and equipment in the California Residential Code. Requirements from ASCE 7 and the California 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 proposed amendment that a registered design professional is required to analyze if the floor support is adequate and structurally sound.

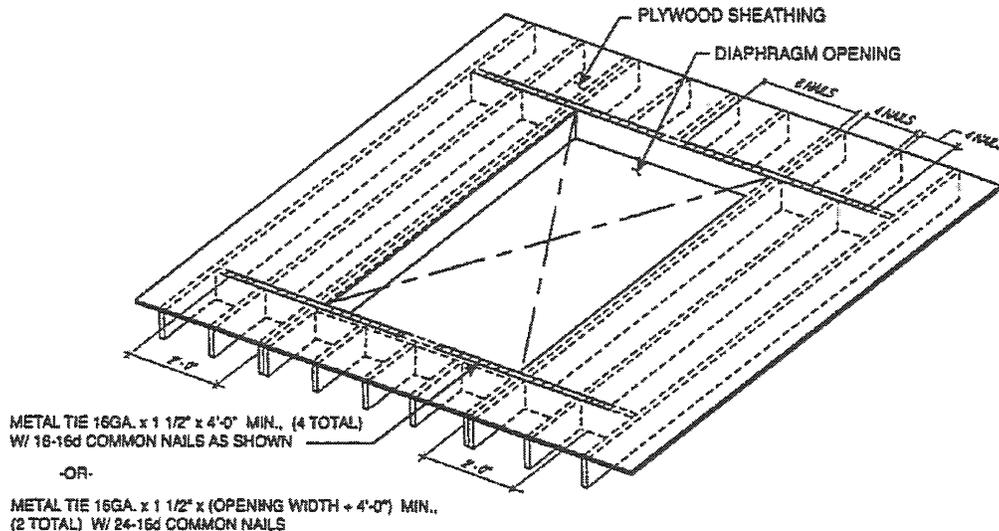
FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to limit the equipment weight is intended to reduce injuries, save lives, and minimize structural damages and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R5-02. Section R503.2.4 is added to Chapter 5 of the 2016 Edition of the California Residential Code 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.



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

- Blockings shall be provided beyond headers.
- 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).
- Openings in diaphragms shall be further limited in accordance with Section R301.2.2.2.5.

FIGURE R503.2.4
OPENINGS IN HORIZONTAL DIAPHRAGMS

RATIONALE:

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 damages caused by seismic forces. Requiring blocking with metal ties around larger floor openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to require specific detailing at large floor openings is intended to address the poor performance of floor diaphragms with openings and limit or reduce property damages during a seismic

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

event and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R6-01. Lines 35 and 36 of Table R602.3(1) of the 2016 Edition of the California Residential Code are amended to read as follows:

TABLE 602.3(1)
FASTENING SCHEDULE—continued

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION	
Floor				
24	2" subfloor to joist or girder	3-16d box (3 ¹ / ₂ " × 0.135"); or 2-16d common (3 ¹ / ₂ " × 0.162")	Blind and face nail	
25	2" planks (plank & beam—floor & roof)	3-16d box (3 ¹ / ₂ " × 0.135"); or 2-16d common (3 ¹ / ₂ " × 0.162")	At each bearing, face nail	
26	Band or rim joist to joist	3-16d common (3 ¹ / ₂ " × 0.162") 4-10 box (3" × 0.128"), or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, ¹ / ₁₆ " crown	End nail	
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered. 24" o.c. face nail at top and bottom staggered on opposite sides	
		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice	
28	Ledger strip supporting joists or rafters	4-16d box (3 ¹ / ₂ " × 0.135"); or 3-16d common (3 ¹ / ₂ " × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail	
29	Bridging to joist	2-10d (3" × 0.128")	Each end, toe nail	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING OF FASTENERS	
			Edges (inches) ^h	Intermediate supports ^e (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]				
30	3 ¹ / ₈ " - 1 ¹ / ₂ "	6d common (2" × 0.113") nail (subfloor, wall) ⁱ 8d common (2 ¹ / ₂ " × 0.131") nail (roof)	6	12 ^f
31	1 ⁹ / ₃₂ " - 1"	8d common nail (2 ¹ / ₂ " × 0.131")	6	12 ^f
32	1 ¹ / ₈ " - 1 ¹ / ₄ "	10d common (3" × 0.148") nail; or 8d (2 ¹ / ₂ " × 0.131") deformed nail	6	12
Other wall sheathing ^g				
33	1 ¹ / ₂ " structural cellululosic fiberboard sheathing	1 ¹ / ₂ " galvanized roofing nail, ¹ / ₁₆ " head diameter, or 1" crown staple 16 ga., 1 ¹ / ₄ " long	3	6
34	2 ⁵ / ₃₂ " structural cellululosic fiberboard sheathing	1 ³ / ₄ " galvanized roofing nail, ¹ / ₁₆ " head diameter, or 1" crown staple 16 ga., 1 ¹ / ₄ " long	3	6
35 ^l	1 ¹ / ₂ " gypsum sheathing ^d	1 ¹ / ₂ " galvanized roofing nail; staple galvanized, 1 ¹ / ₂ " long; 1 ¹ / ₄ " screws, Type W or S	7	7
36 ^l	5 ¹ / ₈ " gypsum sheathing ^d	1 ¹ / ₄ " galvanized roofing nail; staple galvanized, 1 ³ / ₈ " long; 1 ³ / ₈ " screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
37	3 ¹ / ₄ " and less	6d deformed (2" × 0.120") nail; or 8d common (2 ¹ / ₂ " × 0.131") nail	6	12
38	7 ¹ / ₈ " - 1"	8d common (2 ¹ / ₂ " × 0.131") nail; or 8d deformed (2 ¹ / ₂ " × 0.120") nail	6	12
39	1 ¹ / ₈ " - 1 ¹ / ₄ "	10d common (3" × 0.148") nail; or 8d deformed (2 ¹ / ₂ " × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 kst = 6.895 MPa.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

TABLE R602.3(1)—continued
FASTENING SCHEDULE

- a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections 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.
- b. Staples are 16 gage wire and have a minimum $\frac{1}{16}$ -inch on diameter crown width.
- c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
- e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
- g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with CA 253. Fiberboard sheathing shall conform to ASTM C 208.
- h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
- i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
- j. Use of staples in braced wall panels shall be prohibited in Seismic Design Category D₀, D₁, or D₂.

RATIONALE:

The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and does 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 the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with staples appeared to be much lower in 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 Category D₀, D₁ and D₂ unless it can be substantiated by cyclic testing.

This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to place design and construction limits on staples as fasteners used in wood structural panel or diaphragms not substantiated with cyclic testing will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R6-02. Footnote "b" of Table R602.3(2) of the 2016 Edition of the California Residential Code is amended to read as follows:

b. Staples shall have a minimum crown width of 7/16-inch on diameter 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.

RATIONALE:

The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and does 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 the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with staples appeared to be much lower in 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 Category D₀, D₁ and D₂ unless it can be substantiated by cyclic testing.

This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

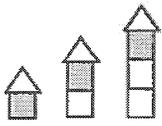
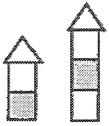
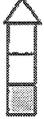
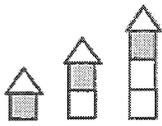
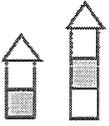
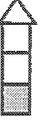
FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to place design and construction limits on staples as fasteners used in wood structural panel or diaphragms not substantiated with cyclic testing will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R6-03. Table R602.10.3(3) of the 2016 Edition of the California Residential Code is amended to read as follows:

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

<ul style="list-style-type: none"> • SOIL CLASS D^b • 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				
Seismic Design Category	Story Location	Braced Wall Line Length (feet) ^c	Method LB ^d	Method GB ^e	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ^f	Method WSP	Methods CS-WSP, CS-G
C (townhouses only)		10	2.5	2.5	2.5	1.5	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	2.5 5.6	2.5 5.6	1.8	1.6
		20	NP	5.0 11.0	5.0 11.0	3.6	3.1
		30	NP	7.5 16.6	7.5 16.6	5.4	4.6
		40	NP	10.0 22.0	10.0 22.0	7.2	6.1
		50	NP	12.5 27.6	12.5 27.6	9.0	7.7
		10	NP	4.5 NP	4.5 NP	3.8	3.2
		20	NP	9.0 NP	9.0 NP	7.5	6.4
		30	NP	13.5 NP	13.5 NP	11.3	9.6
		40	NP	18.0 NP	18.0 NP	15.0	12.8
		50	NP	22.5 NP	22.5 NP	18.8	16.0
		10	NP	6.0 NP	6.0 NP	5.3	4.5
		20	NP	12.0 NP	12.0 NP	10.5	9.0
		30	NP	18.0 NP	18.0 NP	15.8	13.4
		40	NP	24.0 NP	24.0 NP	21.0	17.9
		50	NP	30.0 NP	30.0 NP	26.3	22.3

(continued)

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

TABLE R602.10.3(3)—continued
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

<ul style="list-style-type: none"> • SOIL CLASS D^b • 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				
Seismic Design Category	Story Location	Braced Wall Line Length (feet) ^c	Method LIB ^d	Method GB ^f	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB ^{g,j}	Method WSP	Methods CS-WSP, CS-G
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		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
		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	NP	7.5	6.4
	20	NP	NP	NP	NP	15.0	12.8
	30	NP	NP	NP	NP	22.5	19.1
	40	NP	NP	NP	NP	30.0	25.5
	50	NP	NP	NP	NP	37.5	31.9

- a. Linear interpolation shall be permitted.
- b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{ds} values associated with the seismic design categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.3 of the *International Building Code*.
- c. Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.
- d. Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.
- e. Method CS-SFB does not apply in Seismic Design Categories D₀, D₁ and D₂.
- f. Methods GB and PCP braced wall panel h/w ratio shall not exceed 1.1 in SDC D₀, D₁ or D₂. Methods DWB, SFB, PBS, and HPS are not permitted in SDC D₀, D₁ or D₂.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

RATIONALE:

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 increase the length and limits the location where shear walls sheathed with lath, plaster or gypsum board are used in multi-level buildings. In addition, shear walls sheathed with other materials are prohibited in Seismic Design Category D₀, D₁ and D₂ to be consistent with the design limitation for similar shear walls found in the California Building Code. The poor performance of such shear walls in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force and formed the basis for this proposed amendment. Considering that shear walls sheathed with lath, plaster or gypsum board are less ductile than steel moment frames or wood structural panel shear walls, the cities and county of the Los Angeles region has taken the necessary measures to limit the potential structural damage that may be caused by the use of such walls at the lower level of multi-level building that are subject to higher levels of seismic loads. This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to increase the length and limit the location where shear walls sheathed with lath, plaster or gypsum board are used will help to ensure that multi-level building will reach its performance objective in resisting higher levels of seismic loads and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R6-04. Table R602.10.4 of the 2016 Edition of the California Residential Code is amended to read as follows:

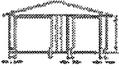
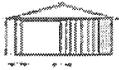
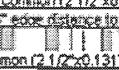
TABLE R602.10.4
BRACING METHODS¹

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a		
			Fasteners	Spacing	
Intermittent Bracing Method	LIB Let-in-bracing	1 x 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails Metal strap: per manufacturer	Wood: per stud and top and bottom plates Metal: per manufacturer
	DWB Diagonal wood boards	3/4" (1" nominal) for maximum 24" stud spacing		2-8d (2 1/2" long x 0.113" dia.) nails or 2 - 1 1/2" long staples	Per stud
	WSP Wood structural panel (See Section R604)	3/8" - 15/32"		8d common (2 1/2" x 0.131) nails Exterior sheathing per Table R602.3(2) Interior sheathing per Table R602.3(1) or R602.3(2)	6" edges 12" field Varies by fastener - 6" edges 12" field
	BV-WSP ^b Wood Structural Panels with Stone or Masonry Veneer (See Section R602.10.6.5)	7/16"	See Figure R602.10.6.5	8d common (2 1/2" x 0.131) nails	4" at panel edges 12" at intermediate supports 4" at braced wall panel end posts
	SFB Structural fiberboard sheathing	1/2" or 5/16" for maximum 16" stud spacing		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/2" long x 0.12" dia. (for 5/16" thick sheathing) galvanized roofing nails or 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field
	GB Gypsum board	1/2"		Nails or screws per Table R602.3(1) for exterior locations Nails or screws per Table R702.3.5 for interior 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 1/2" for maximum 16" stud spacing		For 3/8", 6d common (2" long x 0.113" dia.) nails For 1/2", 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field
	PCP Portland cement plaster	See Section R703.6 for maximum 16" stud spacing		1 1/2" long, 11 gage, 1/16" dia. head nails or 7/8" long, 16 gage staples ^c	6" o.c. on all framing members
	HPS Hardboard panel siding	7/16" for maximum 16" stud spacing		0.092" dia., 0.225" dia. head nails with length to accommodate 1 1/2" penetration into studs	4" edges 8" field
ABW Alternate braced wall	3/8"		See Section R602.10.6.1	See Section R602.10.6.1	

(continued)

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

TABLE R602.10.4—continued
BRACING METHODS 1

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*		
			Fasteners	Spacing	
Intermittent Bracing Methods	PFF Portal frame with hold-downs	$\frac{3}{4}$ "		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	$\frac{3}{8}$ " 15/32"		8d common (2 1/2" x 0.131") nails 3/8" edge distance to panel edge Exterior sheathing per Table R602.3(2) Interior sheathing per Table R602.3(1) or R602.3(2)	6" edges 12" field Varies by fastener 6" edges 12" field
	CS-G1* Continuously sheathed wood structural panel adjacent to garage openings	$\frac{3}{8}$ " 15/32"		See Method CS-WSP	See Method CS-WSP
	CS-PF Continuously sheathed portal frame	$\frac{7}{16}$ " 15/32"		See Section R602.10.6.4	See Section R602.10.6.4
	CS-SFB* Continuously sheathed structural fiberboard	$\frac{1}{2}$ " or $\frac{23}{32}$ " for maximum 16" stud spacing		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/2" long x 0.12" dia. (for 23/32" thick sheathing) galvanized roofing nails or 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field

For SI: 1 inch = 25.4 mm, 1 foot = 305 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s.

- a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D₀, D₁ and D₂.
- b. 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.
- c. 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.
- d. Method CS-SFB does not apply in Seismic Design Categories D₀, D₁ and D₂.
- e. Method applies to detached one- and two-family dwellings in Seismic Design Categories D₂ through D₃ only.
- f. Methods GB and PCF 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.
- g. Use of staples in braced wall panels shall be prohibited in SDC D₀, D₁, or D₂.

RATIONALE:

3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3-ply plywood during the Northridge Earthquake. This proposed amendment specifies minimum sheathing thickness, 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 and reduce and limit potential damages to property. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake.

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 the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

staples appeared to be much lower in 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 Category D₀, D₁ and D₂ unless it can be substantiated by cyclic testing.

This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to place design and construction limits on stapled nail fasteners used in wood structural panel shear walls not substantiated with cyclic testing and requiring minimum sheathing thickness and nailing type and size will help to maintain minimum quality of construction and performance standards of structures and therefore need 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 Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R6-05. Figure R602.10.6.1 of the 2016 Edition of the California Residential Code is amended to read as follows:

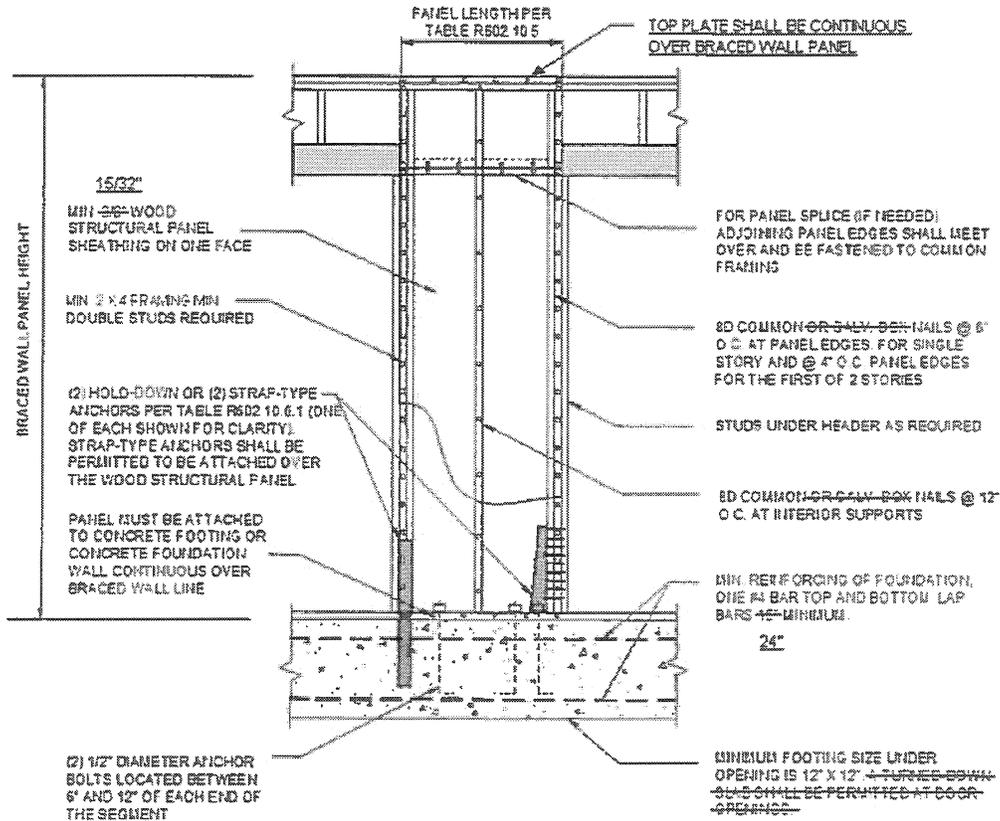


FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL

RATIONALE:

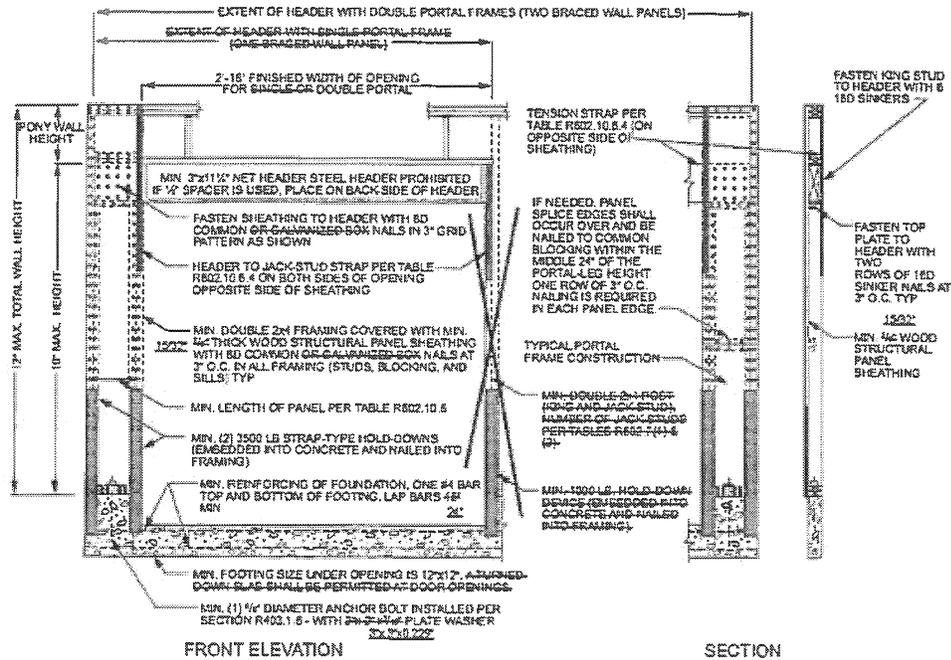
3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3-ply plywood during the Northridge Earthquake. This proposed amendment specifies minimum sheathing thickness, nail 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 and reduce and limit potential damages to property. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

FINDINGS:

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification requiring minimum sheathing thickness and nailing type and size will help to maintain minimum quality of construction and performance standards of structures and therefore need 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 Residential Code.

2016 LARUCP R6-06. Figure R602.10.6.2 of the 2016 Edition of the California Residential Code is 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

RATIONALE:

3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3-ply plywood during the Northridge Earthquake. This proposed amendment specifies minimum sheathing thickness, 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 and reduce and limit potential damages to property. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification requiring minimum sheathing thickness and nailing type and size will help to maintain minimum quality of construction and performance standards of structures and therefore need to be

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

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 Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R6-07. Table R602.10.5 of the 2016 Edition of the California Residential Code is amended to read as follows:

TABLE R602.10.5
MINIMUM LENGTH OF BRACED WALL PANELS

METHOD (See Table R602.10.4)		MINIMUM LENGTH ² (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	
PFH	Supporting roof only	46 ^{2a}	46 ^{2a}	46 ^{2a}	48 ^{2c}	48 ^{2c}	48
	Supporting one story and roof	24	24	24	27 ^c	29 ^c	48
PFG		24	27	30	33 ^d	36 ^d	1.5 × Actual ^b
CS-G		24	27	30	33	36	Actual ^b
CS-PF	SDC A, B and C	16	18	20	22 ^e	24 ^e	1.5 × Actual ^b
	SDC D ₀ , D ₁ and D ₂	46 ^{2a}	48 ^{2a}	48 ^{2a}	48 ^{2a}	24 ^e	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	28	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		

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

NP = Not Permitted.

a. Linear interpolation shall be permitted.

b. Use the actual length where it is greater than or equal to the minimum length.

c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.

d. Maximum opening height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.

e. Maximum opening height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

RATIONALE:

It was observed by the Structural Engineer Association of Southern California (SEAOSC) and the Los Angeles City Task Force that high aspect ratio shear walls experienced many failures during the 1994 Northridge Earthquake. This proposed amendment provides 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 and reduce and limit potential damages to property. This proposed amendment is consistent with an amendment adopted during the previous code adoption cycle for the California Residential Code.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification ensures that the structural integrity with respect to "maximum shear wall aspect ratios" is maintained, therefore need 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 Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R6-08. Section R602.10.2.3 of the 2016 Edition of the California Residential Code is 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 a minimum of 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 a minimum of two braced wall panels. No braced wall panel shall be less than 48 inches in length in Seismic Design Category D₀, D₁, or D₂.

RATIONALE:

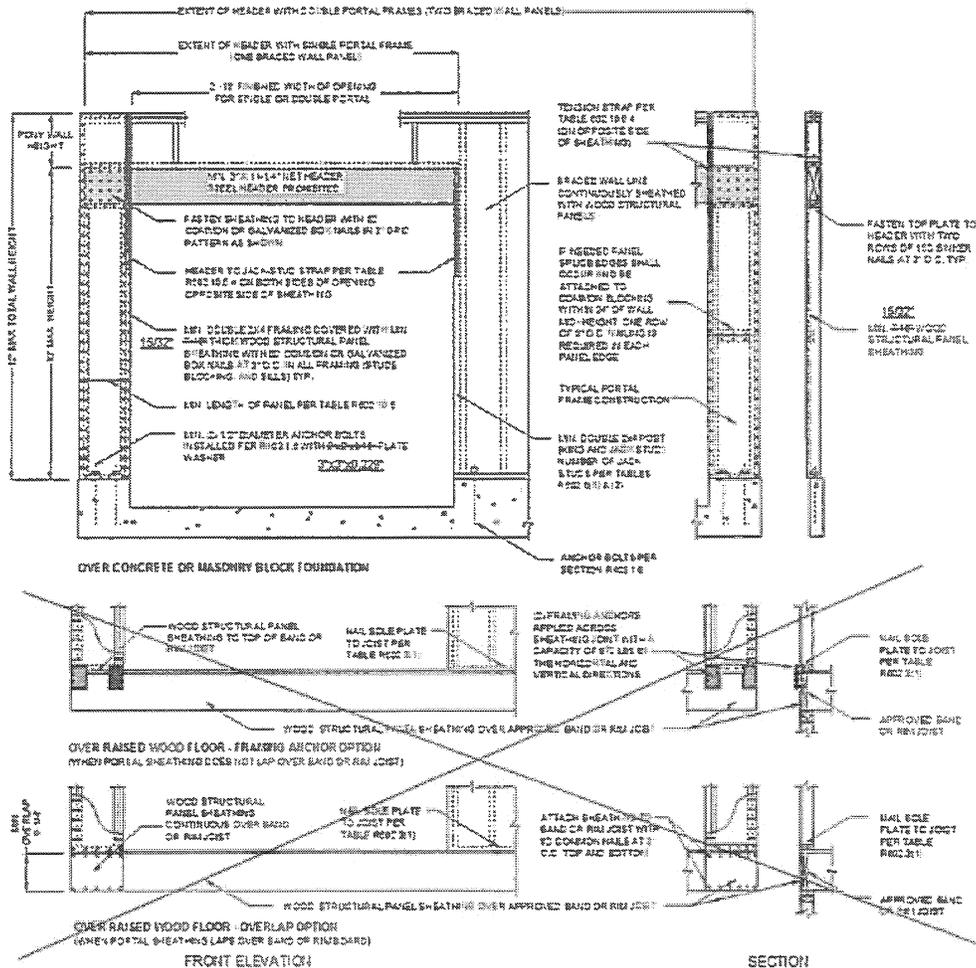
Plywood shear walls with high aspect ratio experienced many failures during the Northridge Earthquake. This proposed amendment specifies a minimum braced wall length to meet an aspect ratio consistent with other sections of the Residential Code as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damages to property. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is consistent with an amendment adopted during previous code adoption cycles for the California Residential Code.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification reduces the aspect ratio help to maintain minimum quality of construction and performance standards of structures and therefore need 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 Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R6-09. Figure R602.10.6.4 of the 2016 Edition of the California Residential Code is amended to read as follows:



For 51: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

RATIONALE:

3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3-ply plywood during the Northridge Earthquake. This proposed amendment specifies minimum sheathing thickness, 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 and reduce and limit potential damages to property. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

Earthquake. This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification requiring minimum sheathing thickness and nailing type and size will help to maintain minimum quality of construction and performance standards of structures and therefore need 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 Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R6-10. Section R606.4.4 of the 2016 Edition of the California Residential Code is 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.

RATIONALE:

The addition of the word "or" will prevent the use of unreinforced parapets in Seismic Design Category D₀, D₁ or D₂, or on townhouses in Seismic Design Category C.

This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to not allow the use of unreinforced masonry is intended to prevent non-ductile failures and sudden structural collapses and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R6-11. Section R606.12.2.2.3 of the 2016 Edition of the California Residential Code is 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)~~-R606.11(3) and in accordance with the following:

1. Horizontal reinforcement. Horizontal joint reinforcement shall consist of ~~at least two longitudinal W1.7 wires spaced not more than 16 inches (406 mm) for walls greater than 4 inches (102 mm) in width and at least one longitudinal W1.7 wire spaced not more than 16 inches (406 mm) for walls not exceeding 4 inches (102 mm) in width; or at least 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 at least one No. 4 bar spaced not more than 48 inches (1219 mm). Vertical reinforcement shall be within ~~48~~8 inches (406mm) of the ends of masonry walls.

RATIONALE:

Reinforcement using longitudinal wires for buildings and structures located in high seismic areas are deficient and not as ductile as deformed rebar. Having vertical reinforcement closer to the ends of masonry walls help to improve the seismic performance of masonry buildings and structures.

This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to increase reinforcements will ensure that the ductility requirements for buildings in high seismic region meet the intent of the code and limit potential property damages and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R6-12. Exception of Section R602.3.2 and Table R602.3.2 of the 2016 Edition of the California Residential Code is amended to read as follows:

Exception: A—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:

1. The single top plate shall be tied at corners, intersecting walls, and at in-line splices in straight wall lines in accordance with Table R602.3.2.
2. The rafters or joists shall be centered over the studs with a tolerance of not more than 1 inch (25 mm).
3. Omission of the top plate is permitted over headers where the headers are adequately tied to adjacent wall sections in accordance with Table R602.3.2.

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" x 6" x 0.036" galvanized steel plate or equivalent	(6) 8d box (2 1/2" x 0.113") nails	3' x 12" x 0.036" galvanized steel plate or equivalent	(12) 8d box (2 1/2" x 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" x 8" by 0.036" galvanized steel plate or equivalent	(8) 8d box (2 1/2" x 0.113") nails	3' x 16" x 0.036" galvanized steel plate or equivalent	(16) 8d box (2 1/2" x 0.113") nails

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

RATIONALE:

The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear wall system for buildings and structures subject to high 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. A single top plate is likely to be over nailed due to the nailing requirements at a rafter, stud, top plate splice, and braced wall panel edge in a single location. In addition, notching on a single top plate for plumbing, ventilation and electrical wiring may reduce the load transfer capacity of the plate without proper detailing. Majority of buildings and structures designed and built per the California Residential Code with a single top plate may not need structural observation and special inspections. The potential construction mistakes mentioned above could not be caught and corrected by knowledgeable engineers and inspectors, and could jeopardize structural performance of buildings and structures located in high seismic areas.

This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to eliminate the usage of a single top plate will help to maintain minimum quality of construction and performance standards of structures and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R8-01. Section R803.2.4 is added to Chapter 8 of the 2016 Edition of the California Residential Code to read as follows:

R803.2.4 Openings in horizontal diaphragms. Openings in horizontal diaphragms shall conform with Section R503.2.4.

RATIONALE:

Section R802 of the Code does not provide any prescriptive criteria to limit the maximum roof opening size 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 damages caused by seismic forces. Requiring blocking with metal ties around larger roof openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to require specific detailing at large roof openings is intended to address the poor performance of roof diaphragms with openings and limit or reduce property damages during a seismic event and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP R10-01. Section R1001.3.1 of the 2016 Edition of the California Residential Code is 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 R609. 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.

RATIONALE:

The performance of fireplace/chimney without anchorage to the foundation has been observed to be inadequate during major earthquakes. The lack of anchorage to the foundation can result in the overturning or displacement of the fireplace/chimney.

FINDINGS:

Local Geological Conditions – 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 recent 1994 Northridge Earthquake. The proposed modification to anchor masonry chimneys into concrete foundation will reduce injuries, save lives, and minimize structural damages and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Residential Code.

PART III

LARUCP RECOMMENDED CODE AMENDMENTS TO THE 2016 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE (MANDATORY REQUIREMENTS)

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

SUMMARY OF RECOMMENDED LARUCP AMENDMENTS TO THE 2016 CALGREEN

(N) 2016 LARUCP NO.	(E) 2013 LARUCP NO.	TITLE/DESCRIPTION	STATUS ¹
G1-16	G1-01	Add CALGreen Section 101.12 Fee for Mandatory Measures	R
G2-16	G1-02	Add CALGreen Section 101.12.1 Fee for TIER Measures	R
G3-16	G2-01	Amend CALGreen Section 202 Sustainability Definition	R
G4-16	G3-01	Amend CALGreen Section 301.1 Scope	R
G5-16	G3-02	Amend CALGreen Section 301.1.1 Additions & Alteration	R
G6-16	G5-01	Amend CALGreen Section 5.408.3 Excavated Soil and Land Clearing Debris	R

FOOTNOTE:

1. R = Retain and update existing amendment, M = Modify existing amendment, D = Delete existing 2013 LARUCP amendment, N = New amendment proposed.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP G1-16. Section 101.12 is added to the 2016 Edition of the California Green Building Standards Code to read as follows:

101.12 Fee for Mandatory Measures. A fee of ten percent (10%) of the plan check/permit fee shall be assessed to verify compliance with the mandatory measure of this code.

OR ALTERNATIVELY

2016 LARUCP G1-16. Section [INSERT NUMBER] is added to the [INSERT NAME OF CITY] Municipal Code to read as follows.

[INSERT SECTION NUMBER] Fee for Mandatory Measures. A fee of ten percent (10%) of the plan check/permit fee shall be assessed to verify compliance with the mandatory measure of the California Green Building Standards Code.

RATIONALE:

Due to the extra work it will take staff to review and verify compliance with the measures in the new code, a recommended fee of 10% of either the plan check and/or permit is proposed. While it is understood that each jurisdiction must determine what fee is appropriate for their municipality, the recommended 10% is a starting point. This amount is based upon similar fees assessed for other supplemental reviews or inspections such as for accessibility or energy compliance. It may be used as a basis for justifying the proposed fees based upon comparison to other similar fees as indicated above.

FINDINGS:

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP G2-16. Section 101.12.1 is added to the 2016 Edition of the California Green Building Standards Code to read as follows:

101.12.1 Fee for Tier Measures. When Tier 1 or Tier 2 measures need to be verified by the enforcing agency, an additional ten percent (10%) of the plan check/permit fee shall be assessed.

OR ALTERNATIVELY

2016 LARUCP G2-16. Section [INSERT NUMBER] is added to the [INSERT NAME OF CITY] Municipal Code to read as follows.

[INSERT SECTION NUMBER] Fee for Tier Measures. When Tier 1 or Tier 2 measures need to be verified by the enforcing agency, an additional ten percent (10%) of the plan check/permit fee shall be assessed.

RATIONALE:

Due to the extra work it will take staff to review and verify compliance with the measures in the new code, a recommended fee of 10% of either the plan check and/or permit is proposed. While it is understood that each jurisdiction must determine what fee is appropriate for their municipality, the recommended 10% is a starting point. This amount is based upon similar fees assessed for other supplemental reviews or inspections such as for accessibility or energy compliance. It may be used as a basis for justifying the proposed fees based upon comparison to other similar fees as indicated above.

FINDINGS:

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP G3-16. Section 202 of the 2016 Edition of the California Green Building Standards Code is amended to include the term "sustainability" that read as follows:

SUSTAINABILITY. Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

RATIONALE:

CALGreen contains the word "sustainable" but does not define it. Although it is a term used in association with green building, the word "sustainability" is often confused to mean the same as green building. The proposed amendment allows clarity and distinguishing understanding while providing for a general definition.

FINDINGS:

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP G4-16. Section 301.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

301.1 Scope. Buildings 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 this code the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless they are adopted by a city or county as specified in Section 101.7.

RATIONALE:

The proposed editorial change provides clarity and consistency for the application of CALGreen.

FINDINGS:

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP G5-16. Section 301.1.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

Section 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings ~~where the additions or alterations increase the building's conditioned area, volume, or size. The requirement shall apply only to and/or within the specific area of the addition or alteration.~~ Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

RATIONALE:

This proposed amendment simplifies the language and increase the scope of application that requires the CALGreen Code to be applied to all residential projects. This section, as written, can only be applied to an existing dwelling if the volume or size of the condition space is increased and does not encompass interior remodels. This proposed amendment modifies the State language to require additions, alterations, and interior remodels to comply with applicable sections of the CALGreen Code that are relevant to the scope of work.

Studies have shown that new dwellings built equal to less than 10% of the total housing stock in the State. Although new dwellings have complied with the CALGreen Code, the larger challenge is with existing dwellings.

The bulk of California's energy is generated by aging power plants. Increasingly, the development and application of alternate energy methods such as photovoltaics has gained market adoption. Coupling these new energy generation processes with energy saving measures in the California Energy Code will allow jurisdictions, states or the federal government to potentially offset the need to construct new power plants, which would equate to a savings of billions of tax-payer dollars.

Water conservation is addressed by the CALGreen Code by implementing more restrictive requirements for landscape irrigation and plumbing fixtures.

Indoor air quality is addressed by the CALGreen Code by implementing multiple limits for VOC (volatile organic compounds) in paints, sealants and construction adhesives and formaldehyde contents in composite wood products. These new standards that restricts VOC and formaldehyde contents have shown to improve indoor air quality and minimize or eliminate occupant health issues related to sick building syndrome.

FINDINGS:

Local Environmental Condition – This amendment is necessary on the basis of a local environmental condition. The majority of the building stocks in the greater Los Angeles region are existing dwellings. To reduce the impact that the existing dwelling is having on energy, water, and air quality, this amendment proposes to address compliance with the CALGreen Code at the time when a permit is issued. Existing buildings have been estimated to account for up to 40% of greenhouse gas emissions. This amendment offset this impact on the communities by implementing more restrictive measures in the CALGreen Code, whenever possible. Any residential projects that require a permit to be issued will be required to comply with only those sections that are relevant to the scope of work and thereby begin to contribute to

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

improving the environment. This amendment established more restrictive green building standards for improving the environment and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP G6-16. Section 5.408.3 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

5.408.3 Excavated soil and land clearing debris [BSC-CG] 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. (www.cdfa.ca.gov/exec/county/county_contacts.html)
2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)
3. Contaminated soil shall not be reused and shall be disposed of or remediated in accordance with relevant regulations.

RATIONALE:

On occasions, projects are proposed on sites where the soil is contaminated and fall outside the scope of a designated authority. The addition of Note #3 provides a mechanism for a jurisdiction to require the removal or remediation of contaminated soils within guidelines established by that jurisdiction or method developed by the applicant and approved by that jurisdiction.

FINDINGS:

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

PART IV

LARUCP RECOMMENDED CODE AMENDMENTS TO THE
2016 EDITION OF THE CALIFORNIA GREEN BUILDING
STANDARDS CODE
(VOLUNTARY REQUIREMENTS)

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

SUMMARY OF RECOMMENDED LARUCP AMENDMENTS TO THE 2016 CALGREEN

(N) 2016 LARUCP NO.	(E) 2013 LARUCP NO.	TITLE/DESCRIPTION	STATUS ¹
GA1-16	GA4-01	Amend CALGreen Section A4.105.2 Reuse of Materials	R
GA2-16	GA4-02	Amend CALGreen Section A4.106.5 Cool Roof for Reduction of Heat Island Effect	R
GA3-16	GA4-03	Amend CALGreen Section A4.303.4 Nonwater Supplied Urinals and Waterless Toilets	R
GA4-16	GA4-04	Amend CALGreen Section A4.404.3 Building Systems	R
GA5-16	GA4-05	Amend CALGreen Section A4.405.1 Prefinished Building Materials	R
GA6-16	GA4-07	Amend CALGreen Section A4.405.4 Use of Building Materials From Rapidly Renewable Sources	R
GA7-16	GA4-08	Amend CALGreen Section A4.407.1 Drainage Around Foundation	R
	GA4-09	Amend CALGreen Section A4.408.1 Enhanced Construction Waste Reduction	D
GA8-16	GA5-01	Amend CALGreen Section A5.106.4.1 Short Term Bicycle Parking	R
GA9-16	GA5-02	Amend CALGreen Section A5.106.4.3 Changing Rooms	R
GA10-16	GA5-03	Amend CALGreen Section A5.106.6.1 Reducing Parking Capacity	R
	GA5-04	Amend CALGreen Section A5.106.11.2 Cool Roof	D
GA11-16	GA5-05	Amend CALGreen Section A5.406.1 Choice of Materials	R

FOOTNOTE:

1. R = Retain and update existing amendment, M = Modify existing amendment, D = Delete existing 2013 LARUCP amendment, N = New amendment proposed.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP GA1-16. Section A4.105.2 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

A4.105.2 Reuse of materials. Use salvaged, refurbished or reused materials for a minimum of 2.5 percent of the total value, based on estimated cost of materials on the project. Materials which can be easily reused include but are not limited to the following:

1. Light fixtures.
2. Plumbing fixtures.
3. Doors and trim.
4. Masonry. (reused masonry may only be used for flatwork)
5. Electrical devices.
6. Appliances.
7. Foundations or portions of foundations.

Note: Reused material must be in compliance with the appropriate Title 24 requirements.

RATIONALE:

This section provides no guidelines for the percentage of materials to be recycled or reused to achieve compliance with this section. The proposed editorial change provides a minimum percentage of material that must be recycled or reused for the applicant to obtain compliance.

FINDINGS:

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP GA2-16. Section A4.106.5, Table A4.106.5.1(1), Table A4.106.5.1(2), Table A4.106.5.1(3), and Table A4.106.5.1(4) of the 2016 Edition of the California Green Building Standards Code are amended to read as follows:

A4.106.5 Cool roof for reduction of heat island effect. Roofing materials for Tier 1 and Tier 2 buildings shall comply with this section:

Exceptions:

~~Roof constructions that have a thermal mass over the roof membrane including areas of vegetated (green) roofs, weighing at least 25 lbs/sf.~~

~~Roof areas covered by building-integrated solar photovoltaic panels and building-integrated solar thermal panels.~~

TABLE A4.106.5.1(1)
TIER 1 – LOW-RISE RESIDENTIAL

ROOF SLOPE	CLIMATE ZONE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤ 2:12	3 & 15	0.63	0.75	75
> 2:12	4-15	0.20	0.75	16

TABLE A4.106.5.1(2)
TIER 2 – LOW-RISE RESIDENTIAL

ROOF SLOPE	CLIMATE ZONE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤ 2:12	2, 4, 6-15	0.65 0.68	85	7882
> 2:12	2, 4, 6-15	0.23 0.28	85	2027

TABLE A4.106.5.1(3)
TIER 1 – HIGH-RISE RESIDENTIAL BUILDINGS, HOTELS, AND MOTELS

ROOF SLOPE	CLIMATE ZONE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤ 2:12	9, 10, 11, 13, 14, 15	0.55 0.63	0.75	6475
> 2:12	2-15	0.20	0.75	16

TABLE A4.106.5.1(4)
TIER 2 – HIGH-RISE RESIDENTIAL BUILDINGS, HOTELS, AND MOTELS

ROOF SLOPE	CLIMATE ZONE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤ 2:12	2-15	0.65 0.68	0.75 0.85	7882
> 2:12	2-15	0.23 0.28	0.75 0.85	2027

RATIONALE:

Tables A4.106.5.1.1, A4.106.5.1.2, A4.106.5.1.3 and A4.106.5.1.4 are indicating new values for Cool roof rating. These new values for cool roof rating are higher than the standards being proposed by the California Energy Commission and have been shown to be cost-effective through studies previously

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

conducted. Research has shown that the greater Los Angeles region suffers from heat island with the temperature having increased as the region became more urban. The higher temperatures are closely related to air pollution. Additionally, raising temperatures increase the overall and peak energy consumption for cooling creating additional air pollution from the increased power production.

FINDINGS:

Local Environmental Condition – This amendment is necessary on the basis of a local environmental condition. The greater Los Angeles region [OR NAME OF CITY OR REGION] is a densely populated area where a majority of the building stocks are existing residential buildings. Existing dwellings have been estimated to account for up to 40% of greenhouse gas emissions. This amendment offset this impact on the communities by requiring addition or alteration to existing dwellings to comply with the CALGreen Code. Any dwellings that require a permit to be issued will be required to comply with only those sections that are relevant to the scope of work and thereby begin to contribute to improving the environment. This amendment established more restrictive green building standards for improving the environment and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP GA3-16. Section A4.303.4 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

A4.303.4 Nonwater supplied urinals and composting toilets. Nonwater supplied urinals or composting toilets are installed throughout the scope of the permit or comply with Sections 1101.1 thru 1101.8 of the California Civil Code, whichever is the most restrictive.

Where approved, hybrid urinals, as defined in Chapter 2, shall be considered waterless urinals.

RATIONALE:

The proposed code does not stipulate the number of fixtures to be installed to achieve compliance. The proposed editorial change clarifies the quantity of fixtures to be installed to comply with this code section.

FINDINGS:

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP GA4-16. Section A4.404.3 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

A4.404.3 Building systems. Use premanufactured building systems to eliminate solid sawn lumber whenever possible. One or more of the following premanufactured building systems is used throughout:

1. Composite floor joist or premanufactured floor framing system
2. Composite roof rafters or premanufactured roof framing system
3. Panelized (SIPS, ICF or similar) wall framing system
4. Other methods approved by the enforcing agency

RATIONALE:

The proposed code does not stipulate the amount of premanufactured components to be installed to achieve compliance. The proposed editorial change clarifies the quantity to be installed to comply with this code section.

FINDINGS:

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP GA5-16. Section A4.405.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

A4.405.1 Prefinished building materials. Utilize prefinished building materials which do not require additional painting or staining ~~when possible~~. One or more of the following building materials that do not require additional resources for finishing are used:

1. Exterior trim not requiring paint or stain
2. Windows not requiring paint or stain
3. Siding or exterior wall coverings which do not require paint or stain

RATIONALE:

The application statement allows for the applicant to stipulate that pre-finished materials are not possible and still achieve compliance with the requirement. The editorial change removes the condition and requires compliance to achieve credit.

FINDINGS:

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP GA6-16. Section A4.405.4 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

A4.405.4 Use of building materials from rapidly renewable sources. One or more of the following materials manufactured from rapidly renewable sources or agricultural by-products is used for a minimum of 2.5 percent of the total value, based on estimated cost of materials on the project:

1. Insulation
2. Bamboo or cork
3. Engineered products
4. Agricultural based products
5. Other products acceptable to the enforcing agency

Note: The intent of this section is to utilize building materials and products which are typically harvested within a 10-year or shorter cycle

RATIONALE:

This section provides no guidelines for the percentage of materials to be used from rapidly renewable sources. The proposed editorial change provides a minimum percentage of material from a rapidly renewable source that must be use for the applicant to obtain compliance and receive credit.

FINDINGS:

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP GA7-16. Section A4.407.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

A4.407.1 Drainage around foundations. Install foundation and landscape drains which discharge to a dry well, sump, bioswale or other approved on-site location except when not required by state code or locally approved ordinance.

RATIONALE:

This section does not take into consideration the requirements of other codes or ordinances. The proposed editorial change addresses the requirements of other codes or ordinances and eliminates an applicant's ability to achieve credit while complying with the requirement of another code.

FINDINGS:

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP GA8-16. Section A5.106.4.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

A5.106.4.1 ~~Reserved~~ Short-term bicycle parking. If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 15 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.

RATIONALE:

This section for bicycle parking only requires 5 percent of the motorized vehicle parking capacity which is equal to mandatory requirement in section 5.106.4.1. The editorial change to 15 percent increases the requirement and removes an applicant's ability to obtain compliance in two different sections.

FINDINGS:

Local Environmental Conditions – This amendment is necessary on the basis of a local environmental condition. The greater Los Angeles region [OR NAME OF CITY OR REGION] is a densely populated area having congested streets and highways that results in increased atmospheric pollutions from active and idle vehicles. The proposed modification to increase other alternative means of transportation that is more environmental friendly will reduce both traffic and pollution to the region and promote healthier living and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP GA9-16. Table A5.106.4.3 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

A5.106.4.3 Changing rooms. For buildings with over 10 tenant-occupants, provide changing/shower facilities for tenant-occupants only in accordance with Table A5.106.4.3 or document arrangements with nearby changing/shower facilities.

TABLE A5.106.4.3

NUMBER OF TENANT-OCCUPANTS	SHOWER/CHANGING FACILITIES REQUIRED ²	2-TIER (12" X 15" X 72") PERSONAL EFFECTS LOCKERS ^{1,2} REQUIRED
0-10	01 unisex shower	01
11-50	1 unisex shower	2
51-100	1 unisex shower	3
101-200	1 shower stall per gender	4
Over 200	1 shower stall per gender for each 200 additional tenant-occupants	One 2-tier locker for each 50 additional tenant-occupants

~~1. One 2-tier locker serves two people. Lockers shall be lockable with either padlock or combination lock.~~

~~2. Tenant spaces housing more than 10 tenant-occupants within buildings sharing common toilet facilities need not comply; however, such common shower facilities shall accommodate the total number of tenant-occupants served by the toilets and include a minimum of one unisex shower and two 2-tier lockers.~~

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates

RATIONALE:

This table permits an applicant can obtain credit for installing zero changing rooms. By modifying the requirement in the table, an applicant is required to install at least one changing room to receive credit for this section.

FINDINGS:

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP GA10-16. Section A5.106.6.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

A5.106.6.1 Reduce parking capacity. With the approval of the enforcement authority, employ strategies to reduce on-site parking area by 20 percent by

1. Use of on street parking or compact spaces, illustrated on the site plan or
2. Implementation and documentation of programs that encourage occupants to carpool, ride share or use alternate transportation.

Note: Strategies for programs may be obtained from local TMAs.

RATIONALE:

This section does not establish a minimum number of reduced parking spaces to achieve compliance, only that the local authority approves the proposed reduction. The editorial change establishes a minimum percentage to achieve a credit for this section.

FINDINGS:

Local Environmental Conditions – This amendment is necessary on the basis of a local environmental condition. The greater Los Angeles region [OR NAME OF CITY OR REGION] is a densely populated area having congested streets and highways that results in increased atmospheric pollutions from active and idle vehicles. The proposed modification to increase other alternative means of transportation that is more environmental friendly will reduce both traffic and pollution to the region and promote healthier living and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

2016 EDITION OF THE LOS ANGELES REGION UNIFORM CODE PROGRAM

2016 LARUCP GA11-16. Section A5.406.1 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

A5.406.1 Choice of materials. Compared to other products in a given product category, choose materials proven to be characterized by one or more of the following for a minimum of 5 percent of the total value, based on estimated cost of materials on the project.

RATIONALE:

This section does not provide any guidelines for a quantity of materials to achieve compliance. The editorial change establishes a minimum percentage for the different categories located within this section.

FINDINGS:

Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of green building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.



City of Sierra Madre Agenda Report

Gene Goss, Mayor
Rachelle Arizmendi, Mayor Pro Tem
John Capoccia, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member

Melinda Carrillo, City Clerk
Michael Amerio, City Treasurer

TO: Honorable Mayor Goss and Members of the City Council

FROM: Elaine I. Aguilar, City Manager 

INITIATED BY: Stephen Heydorff, Fire Chief 
Richard Snyder, Fire Captain 

REVIEWED BY: Vincent Gonzalez, Director of Planning & Community Preservation 

DATE: November 8, 2016

SUBJECT: 2016 Fire Code Adoption

SUMMARY

At the meeting on October 25, 2016 the City Council introduced for first reading recommending adoption of Ordinance 1381, adopting the 2015 International Fire Code and the 2016 California Fire Code to meet State requirements, which will become effective on January 1, 2017.

Subsequently, the City of Sierra Madre is required to adopt and enforce the same code with local amendments. Currently, the City is enforcing the 2013 California Fire Code and the 2012 International Fire Code with local amendments.

Ordinance No.1381 has been written to amend Title 15.24 of the Sierra Madre Municipal Code relating to the adoption and amendment of the 2015 International Fire Code and the 2016 California Fire Code to meet with State requirements.

The City Council did not make any modifications to Ordinance 1381, which has been written to amend the Sierra Madre Municipal Code relating to the adoption and amendment of the 2015 International Fire Code and the 2016 California Fire Code to meet State requirements.

After discussion of the proposed amendments, the City Council in a noticed public hearing approved for first reading, Ordinance 1381.

Staff recommends that the City Council introduce and approve for second reading by title only, and waive further reading, recommending adoption of Ordinance 1381, pursuant to the 2015 International Fire Code and the 2016 California Fire Code, and direct the City

Attorney to prepare a summary of Ordinance 1381 pursuant to Government Code Section 36933(c)(1). A clean copy of the ordinance is included as Attachment 1.

ANALYSIS

Ordinance 1381 amends Title 15.24 as follows:

Section I Adoption of the International Fire Code and the California Fire Code.

Section 15.24.010 is amended to adopt the 2015 International Fire Code with Appendix Chapters and Errata and the 2016 California Fire Code.

Section II Amendments to the International Fire Code and the California Fire Code.

Section 101.1 of the International Fire Code is amended to identify “this code” as the Sierra Madre Fire Code.

Section 109.4 identifies fire code violations and penalties as Administrative Citations as defined in Sierra Madre Municipal Code Title 1.18 - Administrative Enforcement.

Section 111.4 identifies failure to comply penalties as Administrative Citations as defined in Sierra Madre Municipal Code Title 1.18 - Administrative Enforcement.

Section 307.4.2 of the International Fire Code is amended to allow the Fire Code Official to order recreational fires to be discontinued if such fires constitute a hazardous condition or if atmospheric conditions reach critical levels.

Section 503.2.1 of the International Fire Code is amended to require new fire access roads to have a minimum width of 26 feet within 25 feet of each side of a fire hydrant. This requirement will prevent the problem of an access road being blocked when a fire engine is utilizing a fire hydrant.

Sections 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.2, 903.2.3, 903.2.4, 903.2.5, 903.2.6, 903.2.7, 903.2.8, 903.2.9, 903.2.9.1, 903.2.9.2, 903.2.10 and 903.2.10.1 of the fire code are amended in order to maintain the current fire sprinkler requirements as set forth in Section 15.24.120 of the Sierra Madre Municipal Code.

APPENDIX A-Board of Appeals: this Appendix Section is ***not*** being adopted. Appendix A contains optional criteria detailing administrative procedures and board member qualifications to supplement the basic requirements found in Section 108 of the code.

APPENDIX D-Fire Apparatus Access Roads is amended to require new fire access roads to have a minimum width of 26 feet within 25 feet of each side of a fire hydrant. This requirement will prevent the problem of an access road being blocked when a fire engine is utilizing a fire hydrant.

APPENDIX J-Building Information Sign: Appendix J is not being adopted. Appendix J, if adopted, would require that buildings install and maintain a 6"X6" Building Information Sign on the outside of the building stating the construction type, fire protection systems installed, occupancy type, hazards of contents and firefighting tactical considerations for the building. This information is currently maintained by the fire department in the form of a pre-plan book.

Section III Repeal of Conflicting Ordinances.

FINANCIAL REVIEW

There is no fiscal impact related to the adoption of Ordinance 1381. Staff time was incurred in the preparation of the report and draft ordinance.

CEQA FINDINGS

The project qualifies for an exemption from the California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations as it can be seen with certainty that there is no possibility the adoption of this Ordinance may have a significant effect on the environment, because it will enforce the 2015 International Fire Code and the 2016 California Fire Code in compliance with State requirements.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Notice of the hearing was published consistent with the requirements of Government Code Section 65090, including publication of a summary notice of public hearing in the local adjudicated newspaper. Copies of this report are available at the City Hall public counter and the Sierra Madre Public Library, and at the City's website at www.cityofsierramadre.com

ALTERNATIVES

1. Introduce and approve for second reading by title only, and waive further reading Ordinance No. 1381, and direct the City Attorney to prepare a summary ordinance.
2. Introduce and approve for second reading by title only, and waive further reading Ordinance No. 1381, as amended by City Council, and direct the City Attorney to prepare a summary ordinance.

STAFF RECOMMENDATION

Staff recommends Alternative No. 1 that the City Council introduce and approve for second reading by title only, and waive further reading, recommending adoption of Ordinance 1381, pursuant to the 2015 International Fire Code and the 2016 California Fire Code State requirements, and direct the City Attorney to prepare a summary of Ordinance 1381 pursuant to Government Code Section 36933(c)(1).

Attachments:

Attachment 1 – City Council Ordinance 1381 – 2016 Fire Code Adoption

Exhibit A - Sierra Madre Fire Department 2016 Fire Code Findings

ORDINANCE 1381

AN ORDINANCE OF THE CITY OF SIERRA MADRE
AMENDING TITLE 15.24 OF THE SIERRA MADRE
MUNICIPAL CODE RELATING TO THE ADOPTION AND
AMENDMENTS TO THE 2015 INTERNATIONAL FIRE
CODE AND THE 2016 CALIFORNIA FIRE CODE.

The City Council of the City of Sierra Madre does hereby ordain as follows:

SECTION 1. Municipal Code Amendment. Section 15.24.010 of the Sierra Madre Municipal Code is hereby amended to read as follows:

SECTION 15.24.010 ADOPTION OF THE INTERNATIONAL FIRE CODE AND
THE CALIFORNIA FIRE CODE

There is hereby adopted by the City Council of the City of Sierra Madre for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain Code known as the International Fire Code, published by the International Code Council, being particularly the 2015 edition thereof, including Appendix Chapters with errata, and Title 24, part 9 of the California Code of Regulations, except such portions as are hereinafter deleted, modified or amended by Section 15.24.070 of the Sierra Madre Municipal Code. From the date on which this ordinance shall take effect, the provisions of the 2015 International Fire Code and the 2016 California Fire Code shall be controlling within the limits of the City of Sierra Madre.

SECTION 2. Municipal Code Amendment. Section 15.24.070 of the Sierra Madre Municipal Code is hereby amended to read as follows:

SECTION 15.24.070 AMENDMENTS TO THE 2015 INTERNATIONAL FIRE
CODE AND 2016 CALIFORNIA FIRE CODE

A. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *Fire Code* of the City of Sierra Madre, hereinafter referred to as “this code”.

B. Section 109.4 is amended to read as follows:

109.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of an Administrative Violation in accordance with Sierra Madre Municipal Code Section 1.18.010.

C. Section 111.4 is amended to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine in accordance with Sierra Madre Municipal Code Section 1.18.070.

D. Section 307.4.2 is amended to read as follows:

307.4.2 Recreational fires. Recreational fires shall not be conducted within 25 feet (760mm) of a structure or combustible material. Conditions which could cause a fire to spread within 25 feet (7620 mm) of a structure shall be eliminated.

Discontinuance. The fire code official or his representative is authorized to require that recreational fires be immediately discontinued if such fires are determined by the chief to constitute a hazardous condition or if atmospheric conditions reach critical levels as specified in the policies and procedures of the fire prevention bureau.

E. Section 503.2.1 is amended to read as follows due to local topographical conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115mm).

1. When fire hydrants are required, fire apparatus access roads shall have an unobstructed width of not less than 26 feet (4114 mm) within a linear distance of 25 feet (7620 mm) each side of the hydrant.

F. Section 903.2.1.1 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies in accordance with Code section 15.24.120.

G. Section 903.2.1.2 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies in accordance with Code section 15.24.120.

- H. Section 903.2.1.3 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies in accordance with Code section 15.24.120.

- I. Section 903.2.1.4 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies in accordance with Code section 15.24.120.

- J. Section 903.2.1.5 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.1.5 Group A-5. An automatic sprinkler system shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes, and other accessory use areas in accordance with Code section 15.24.120.

- K. Section 903.2.2 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.2 Group B Ambulatory health care facilities. An automatic sprinkler system shall be provided throughout all buildings containing ambulatory health care facilities in accordance with Code section 15.24.120.

- L. Section 903.2.3 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.3 Group E. An automatic sprinkler system shall be provided throughout all buildings containing a Group E occupancy in accordance with Code section

15.24.120. (exception: For public school state-funded construction projects see Section 903.2.19)

- M. Section 903.2.4 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy in accordance with Code section 15.24.120.

- N. Section 903.2.5 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.5 Group H. Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

903.2.5.1 General, An automatic sprinkler system shall be installed in Group H occupancies in accordance with Code section 15.24.120.

- O. Section 903.2.6 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I in accordance with Code section 15.24.120.

- P. Section 903.2.7 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy in accordance with Code section 15.24.120.

- Q. Section 903.2.8 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area and in accordance with Code section 15.24.110.

- R. Section 903.2.9 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 in accordance with Code section 15.24.120.

- S. Section 903.2.9.1 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Code section 15.24.120.

- T. Section 903.2.9.2 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.9.2 Bulk storage of tires. Buildings and structures with an area for the storage of shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

- U. Section 903.2.10 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 of the *California Building Code* or where located beneath other groups.

- V. Section 903.2.10.1 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:**

903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses in accordance with Code section 15.24.120

W. APPENDIX A-Board of Appeals: *Not Adopted*

X. APPENDIX D-Fire Apparatus Access Roads is amended to read as follows due to local topographical conditions as identified in the 2016 Fire Code Findings of Fact as filed with the California Building Standards Commission:

D103.1 Access road width with a fire hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), within a linear distance of 25 feet (7620 mm) each side of the hydrant, exclusive of shoulders.

Y. APPENDIX J-Building Information Sign: *Not Adopted*

SECTION 3. Repeal of Conflicting Ordinances. All existing ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or the California Fire Code adopted are hereby repealed.

SECTION 4. References in Documents and Continuing Legal Effect. References to prior versions of the California Fire Code, or of the Sierra Madre Municipal Code that are amended or renumbered in this Municipal Code, that are cited on notices issued by the City or other documents of ongoing or continuing legal effect, including resolutions adopting or imposing fees or charges, until converted, are deemed to be references to the new counterpart 2016 Fire Code or amended Municipal Code sections for the purposes of notice and enforcement. The provisions adopted hereby shall not in any manner affect deposits, established fees or other matters of record which refer to, or are otherwise connected with, ordinances which are specifically designated by number, code section or otherwise, but such references shall be deemed to apply to the corresponding provisions set forth in the code sections adopted or amended hereby.

SECTION 5. Continuity. To the extent the provisions of this Ordinance are substantially the same as previous provisions of the Sierra Madre Municipal Code, these provisions shall be construed as continuations of those provisions and not as amendments of the earlier provisions.

SECTION 6. No Effect on Enforceability. The repeal of any sections of the Municipal Code, shall not affect or impair any act done, or right vested or approved, or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act, vested right, proceeding, suit, or prosecution shall remain in full force and effect for all purposes as if the applicable provisions of the Municipal Code, or part thereof, had remained in force and effect. No offense committed and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the repeal or alteration of any applicable

provision of the 2013 Code as amended, shall be discharged or affected by such repeal or alteration but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceed in all respects as if the applicable provisions of the 2013 Code, as amended, had not been repealed or altered.

SECTION 7. Supplementary of Existing Law. The City Council intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance shall be construed in light of that intent.

SECTION 8. Modifications to California Fire Code. All inconsistencies between the Municipal Fire Code, as adopted by this ordinance, and Part 9 of Title 24 the California Code of Regulations are changes, modifications, amendments, additions or deletions thereto authorized by California Health and Safety Code Sections 17858 and 17858.7.

SECTION 9. Findings. The City Council hereby adopts the findings attached hereto as Exhibit A by this reference fully incorporated herein. These modifications to the 2016 California Fire Code, incorporating the 2015 International Fire Codes are reasonably necessary due to the local climatic, geological, and topographical reasons set forth in Exhibit A.

SECTION 10. Severability. Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 11. Effective Date. This Ordinance shall take effect thirty days following its adoption as provided by Government Code Section 36937, or January 1, 2017 whichever is later.

SECTION 12. Copy with Clerk. The City Clerk shall maintain a copy of the California Fire Code, 2016 Edition, as amended by this ordinance, for use and examination by the public.

SECTION 13. CEQA. This Ordinance has been determined to be exempt from the California Environmental Quality Act pursuant to State Guidelines §15061 (b) (3) as a project that has no potential for causing a significant effect on the environment.

SECTION 14. Certification. The City Clerk shall certify to the adoption of this ordinance and shall cause the same to be processed in the manner required by law.

SECTION 15. Filing with State. The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED, APPROVED AND ADOPTED, this _____ day of _____, 2016

Gene Goss, Mayor

ATTEST:

Melinda Carrillo, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF SIERRA MADRE)

I, _____, City Clerk of the City of Sierra Madre, hereby certify that the foregoing Ordinance 1381 was introduced at a regular meeting of the City Council of the City of Sierra Madre held on the 25th day of October 2016, and was approved and adopted by said Council at its regular meeting held on the _____ day of _____ 2016.

2016 FIRE CODE FINDINGS

Pursuant to Section 13869.7 of the California Health and Safety Code, the report contained herein shall be the "Findings" document to support City of Sierra Madre Ordinance No. 1381 Under this adopting ordinance, specific amendments have been established which are more restrictive in nature than those sections adopted by the State of California (State Building Standards Code, and State Housing and Community Development Code) commonly referred to as Title 24 and Title 25 of the California Administrative Code.

The amendments to the 2016 California Fire Code and 2015 International Fire Code have been recognized by the City of Sierra Madre. The amendments address the fire problem(s), concern(s), and future direction(s), by which the City can establish and maintain an environment which will afford an adequate level of fire and life safety protection to its citizens and guests.

Under the provisions of Section 13869.7 of the Health and Safety Code, local amendments shall be based on climatic, geographical, or topographical conditions. The "Findings" contained herein shall address each of these situations and shall present the local situation, which, either singularly, or in combination, cause the established amendments to be adopted.

SIERRA MADRE COMMUNITY PROFILE

The City of Sierra Madre was established in 1881. Sierra Madre encompasses an area of approximately 3.2 square miles at an elevation ranging from 700 to 800 feet above sea level. The residential population is approximately 10,800. The physical location of Sierra Madre is bordered by the city of Pasadena to the west, Arcadia to the south and east and the Angeles National Forest to the north.

The majority of Sierra Madre is residential housing, with a number of small businesses and light industrial, four elementary schools, a middle school, a high school and six churches.

Based on this profile of Sierra Madre, the Sierra Madre Fire Department established certain requirements to increase the level of fire safety to the citizens and guests of Sierra Madre, as well as the buildings within its boundaries. The following points were established as factors, which caused concern to the Sierra Madre Fire Department, and are herein established and submitted as its "Findings:"

1. **CLIMATIC**

Normal rainfall averages 15 inches annually. During the summer and fall months, temperatures average approximately 85 degrees and can exceed 100 degrees for a period of days. Dry winds remove the moisture from vegetation. During late summer and fall, winds can move a fire quickly across the foothills or through residential areas of Sierra Madre.

Because of periods of high temperatures, accompanied by low humidity and high winds each year. These conditions create an environment in which the Fire Department commits the majority of its fire fighting resources to the control and extinguishment of wildland fires. During such periods, the limited available firefighting resources may have great difficulty in controlling fires in structures with wood roofs and structures not having built-in fire protection.

2. GEOLOGICAL

Sierra Madre has within its boundaries active seismic hazards with respect to the San Andreas and Sierra Madre faults. While systems have been developed to study and monitor the activity of earthquakes, science has not yet been able to predict with reliability the potential for activity on these or on any other active fault.

While minor seismic activity within Sierra Madre occurs yearly without damage, the potential for severe damage does exist with these active faults, particularly with the Sierra Madre fault, which traverses the City.

The potential for earthquakes influences fire protection planning. A major seismic event would create a community-wide demand on fire protection services, which would be beyond the response capability of the Fire Department. This potential problem can be partially mitigated by requiring initial fire control through the installation of automatic fire protection systems.

Although the water system in Sierra Madre is rated Class 4 by the Insurance Services Offices, with the above noted hazard, it is possible that major fire flow requirements could be disrupted and automatic fire suppression systems requiring much less water would be the only means of extinguishment.

3. TOPOGRAPHICAL

The mountains that border the north of Sierra Madre create a beautiful backdrop, and at the same time, create a unique hazard. As one approaches the mountains, the elevation increases, and this lengthens the response time of emergency vehicles due to the increase in grade. Additionally, the steep, narrow canyons create narrow winding roads that also lengthen response times. The foothills have become prime sites for residential development because of their scenic beauty. These same scenic hills create barriers for accessibility by fire suppression forces.

The topographical layout of Sierra Madre's hillside areas creates hazardous conditions should a storm cause trees to fall and block roadways within Sierra Madre, again making accessibility difficult until properly cleared. These conditions have occurred in the past and have the potential to happen again.

During a fire, fire engines need to utilize the water from the many fire hydrants found in the canyons along these narrow roads. While using these hydrants, the access on the road is severely restricted. These conditions have occurred in the past and have the potential to happen again. This potential problem

can be partially mitigated by requiring new roads to have additional width to the roadway in the vicinity of fire hydrants.

Sierra Madre has areas that are in high fire hazard zones. As stated above, due to topography, access to structures in these fire hazard zones increases response time and delays fire suppression efforts. Extended response times allow fires to grow beyond the control of initial attack resources. Additionally, large structure fires in the hillside areas have a greater likelihood of starting wildland fires, which exposes additional structures to fire.

The value of the land in Sierra Madre is near the top in the County and maximum usage of the land is important to investors and developers. The multi-residential zones located within Sierra Madre encourage developers to seek maximum return on their investment. The most effective method of achieving this is to allow maximum density. This creates buildings that provide minimum required clearances between structures and maximum allowable height. This results in "barriers" that hinder fire-fighting operations, and restrict the movement of emergency personnel and equipment in the vicinity of the structure.

STATEMENT OF THE PROBLEM

The Fire Department is charged with the task of providing a reasonable degree of fire and life safety in Sierra Madre with minimum budget and staffing levels.

The City of Sierra Madre places a high value on protection of human life against hazards of fire. While smoke detectors are intended to give an early warning that allow occupants to escape or defend themselves from the hazard of fire, automatic sprinklers are meant to control or extinguish a developing fire to enable occupants to better escape. Sprinkler systems have been found to be highly effective systems for the protection of human life and should be used whenever feasible.

The water supply in Sierra Madre makes extensive use of automatic sprinkler systems feasible. Most of the City is ideally located below the 6 reservoirs, which supply the gravity flow water system with storage capacity in excess of 6 million gallons. Many of our fire service installations maintain static pressures in excess of 80 pounds per square inch. The City of Sierra Madre water distribution system is the major contributing factor toward the fire suppression capabilities of the Sierra Madre Fire Department. There are jurisdictions within the State, which have difficulty providing required water flows for automatic fire sprinkler systems, making the operation of such sprinkler systems less feasible than in the City of Sierra Madre.

The City of Sierra Madre is also subject to certain dangers, making the use of automatic sprinkler systems a more significant factor in fire suppression. The City of Sierra Madre is located in one of the most active earthquake fault systems in the United States. Major damage corresponding to magnitude 7 or higher earthquake can be expected. Severe seismic action would place extreme demands on the limited resources of our small fire department. Communications could be disrupted. Damage to gas and water mains is to be expected. As previously mentioned, the City of Sierra Madre water system is the key to sprinkler supply. The City of Sierra Madre

water system is constructed in a grid to reduce the effect of a single pipe or area of pipes breaking. Therefore, entire system failure due to earthquake is more unlikely than a partial failure. Automatic fire sprinkler systems will operate on much less pressure than normally available in Sierra Madre. Although sprinklers may only partially control a fire, this would be important in reducing the fire problem or delayed response that may be created by broken communications and obstructed access. Automatic fire sprinkler systems would therefore reduce demands on firefighting forces during emergency earthquake conditions.

The Sierra Madre Fire Department's first alarm assignment varies depending on part-time and volunteer staffing availability and availability of mutual aid companies from surrounding cities. Most jurisdictions consider two engine companies, a rescue squad, and a Chief Officer to be a minimum for a single-family structure fire.

Because Sierra Madre's Fire Department staffing is dependent upon part-time employees and volunteers and mutual aid companies from other cities, it is imperative that developers and builders provide built-in fire protection within buildings covered by the City of Sierra Madre Sprinkler Ordinance. Unless fires are kept in their incipient stages, which automatic fire sprinkler systems achieve, the fire department, as presently staffed and equipped cannot function effectively against large or numerous fires. Large or numerous fire necessitate the immediate call for mutual aid, which if available, will be delayed.

Additionally, due to the winding narrow roads that are found in our canyon areas, it is imperative that access on these roads be maintained at all times, especially during a fire when the fire hydrants are being used.

While the adoption of regulations may not prevent incidents of fire, the implementation of the various regulations and/or requirements will reduce the severity and potential loss of life and property in our community.

The serious concerns based on these "Findings", support the imposition of built-in fire protection requirements greater than those set forth in the International Building and Fire Codes. Additionally, Sierra Madre Ordinance No. 1346 will provide effective protection of the populace and property, and help reduce the ravages of fire.

The Sierra Madre Fire Department submits these "Findings" and requests acceptance of same as defined under Section 13869.7 of the State of California Health and Safety Code.

Prepared and submitted by:



Captain Richard Snyder,
City of Sierra Madre Fire Marshal

Date 11-1-16



City of Sierra Madre Agenda Report

Gene Goss, Mayor
Rachelle Arizmendi, Mayor Pro Tem
John Capoccia, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member

Melinda Carrillo, City Clerk
Michael Amerio, City Treasurer

TO: Honorable Mayor and Members of the City Council

FROM: Elaine Aguilar, City Manager 

INITIATED BY: Miguel Hernandez, Human Resources Analyst 

DATE: November 8, 2016

SUBJECT: **Authorizing Personnel Changes; Consideration of Resolution 16-68 Modifying the Part-Time Hourly Wages in the City of Sierra Madre Classification Plan and Salary Matrix to Comply with the Upcoming Minimum Wage Increase.**

SUMMARY

In early 2014, the City Council selected a committee to review the City's compensation plan to comply with minimum wage increase that went into effect July 1, 2014. The committee's recommendation was to adjust the part-time salary matrix by creating one step and increasing two positions' hourly rates. On June 10, 2014, City Council adopted Resolution 14-47 modifying the Part-Time Hourly Wages in the City of Sierra Madre Classification Plan and Salary Matrix. At this time, City staff will be evaluating part-time positions that will require salary adjustments in order to comply with the upcoming minimum wage increase in the State of California. Staff is recommending adopting Resolution 16-68 modifying the part-time hourly wages in the City's Classification Plan and Salary Matrix.

ANALYSIS

On April 4, 2016, Governor Brown signed Senate Bill (SB) 3, which increases California's minimum wage each year so that it will reach \$15.00/hour in 2022. Under current existing law, the California minimum wage is \$10.00 per hour until January 1, 2017, when it will be increased to \$10.50 per hour. Subsequently, the new law will increase the minimum wage amount on January 1 of each year for the next five years as follows:

2018	\$11.00/Per Hour
2019	\$12.00/Per Hour
2020	\$13.00/Per Hour
2021	\$14.00/Per Hour
2022	\$15.00/Per Hour

The new (SB 3) law will require City staff to reevaluate the City's Compensation Plan and Salary Matrix each year. In order to stay competitive and retain quality staff, the City's committee on Compensation in 2014 planned ahead and increased the City's part-time salaries accordingly to minimize salary compaction. Since the new California minimum wage increases on January 1, 2017, some positions will not comply with the new minimum wage standards, therefore, requiring the City to modify two positions. To ensure the City is compliant with the new minimum wage standards in the State of California, City staff reviewed the current Compensation Plan and Salary Matrix, and identified the following positions that will be impacted by the upcoming wage increase:

1. Library Page [\$10.10/per hour]
2. Recreation Leader [\$10.12/per hour]

There are currently three part-time Library Page employees for a total of 3840 budgeted hours and eight Recreation leaders for a total of 500 budgeted hours that will be adjusted to at least the standard minimum wage of \$10.50 per hour. It is recommended that the City Council approve the increase to \$10.50 effective January 1, 2017, to comply with new minimum wage standard.

At this time, staff is requesting that one other part-time classification be considered for an hourly wage increase. Currently, Paramedics are receiving an hourly rate of \$10.50. This would be equal to other part-time positions that require less training requirements compared to Paramedics which require up to 1,000 hours of training each year. Additionally, all paramedics are required to have at minimum specific advanced state and county certifications:

- EMT-Paramedic license with the State of California,
- EMT-Paramedic accreditation with the County of Los Angeles,
- Basic Life Support (BLS) certification,
- Advanced Cardiac Life Support (ACLS) certification,
- Either Pediatric Life Support (PALS) or Pediatric, and
- Education for Prehospital Professional's (PEPP).

As reported at the May 10, 2016 Council meeting regarding the Paramedic Program (copy attached), the City continues to struggle to recruit and retain qualified paramedics due to factors mentioned in the report. Those ongoing factors are: first, the City is paying \$10.50/hour and limits the number of hours most part-time paramedics can work to 960 hours in a Fiscal Year. Second, most cities do not recruit for part-time paramedics (most cities have full-time firefighter/paramedics); however, private ambulance companies will hire part-time paramedics at an average salary of \$17.00/hour. Lastly, many cities and county agencies have stabilized budgets and have been hiring which has made it difficult for the Fire Department to retain its part-time employees as they receive full-time job opportunities with other agencies. As staff continues its efforts in recruiting qualified paramedics, staff has noticed a significant decrease in the number of qualified applicants.

Moreover, staff also has identified a consistent pattern of paramedics who have been hired, but resign from the program in less than two years. In an effort to recruit and retain quality staff, it is recommended that the hourly rate for part-time paramedics be increased to \$12.50 per hour effective January 1, 2017. This increase is taking into consideration the state and local certification requirements as well as the continuous training involved.

Staff believes that removing the 960 hour annual limit for part-time paramedics, and allowing paramedics to “trip” the CalPERS threshold of 1,000 hours, that recruitment and retention of part-time paramedics will be enhanced. Allowing part-time paramedics to work 1,250 hours annually, essentially means that they can work one shift each week. The cost of CalPERS will vary between 12.82% and 19.33% based upon whether the employee is a “classic” or a “PEPRA” employee (*Public Employee Pension Reform Act*). Staff evaluated the cost of creating full-time paramedic positions, and it is more expensive to create full-time positions than to allow part-time paramedics to work 1,250 hours annually. Additionally, at 1,250 hours annually, the ACA medical provisions will not be triggered. The breakdown of the impact by a “Classic” and/or “PEPRA” employee is illustrated in the chart below:

	CalPERS	Minimum Hours	Pay Rate	Annual Wages	PERS Rate	Annual CalPERS	Annual WC/Taxes	Total Salary
Part-Time	PEPRA	960	\$12.50	\$12,000	12.82%	\$1,538	\$2,896	\$16,434
Part-Time	Classic	960	\$12.50	\$12,000	19.33%	\$2,320	\$2,896	\$17,216
Part-Time	PEPRA	1250	\$12.50	\$15,625	12.82%	\$2,003	\$3,673	\$21,301
Part-Time	Classic	1250	\$12.50	\$15,625	19.33%	\$3,020	\$3,673	\$22,319
Part-Time	PEPRA	960	\$17.00	\$16,320	12.82%	\$2,092	\$3,822	\$22,235
Part-Time	Classic	960	\$17.00	\$16,320	19.33%	\$3,155	\$3,822	\$23,297
Full Time	PEPRA	2808	\$20.00	\$56,160	12.82%	\$7,200	\$12,368	\$75,728
Full Time	Classic	2808	\$20.00	\$56,160	19.33%	\$10,857	\$12,368	\$79,386

Similar to the action the Council took in May 2016, this action is also envisioned to be an interim step, intended to respond to the current Paramedic staffing needs. However, a long-term solution will need to be evaluated by the City Council. As directed in May, staff has already begun working with the Public Safety Committee to evaluate different Fire Department staffing and service provision models. Staff hopes to return to the Council with a draft report shortly after the New Year.

Future considerations

Noting that the State of California minimum wage will increase each year until it reaches \$15.00 per hour in 2022, City staff will be conducting a comprehensive review in the next six to eight months detailing how the increases will effect internal compaction throughout all full-time and part-time positions. Additionally, City staff can provide a more thorough report regarding Fire Department staffing and operations.

FINANCIAL REVIEW

The adjustments to the part-time salary matrix increasing the Library Page, Recreation Leader, and Paramedic hourly wages, including possible CalPERS costs, are estimated to increase the City's part-time costs by less than \$25,000 for the remaining of Fiscal Year 2016/2017. This amount is estimated to potentially increase to no more than \$80,000 for Fiscal Year 2017/2018. If the City chooses only to increase the Library Page and Recreation Leader positions to meet the minimum wage requirements it would cost approximately \$3,000. City staff recommends adjustments to the part-time salary matrix and increasing the Library Page, Recreation Leader, and Paramedic hourly wages. In doing so, the city would achieve two goals: (1) we are complying with the minimum wage standards for 2017 and (2) we are distinguishing the difference in responsibilities and training required for paramedics by adjusting their salary accordingly.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of the report are available via the City's website at www.cityofsierramadre.com, at the City Hall public counter, and the Sierra Madre Public Library.

ALTERNATIVES

1. The City Council can approve the increase in minimum wage for the Library Page and Recreation Leader to comply with upcoming California minimum wage increase and to approve the part-time paramedic hourly increase and CalPERS eligibility as result of part-time salary compaction. Furthermore, the City Council can approve Resolution 16-68, which would modify the City's Classification Plan and Salary Matrix, to state the hourly increases impacted by the new California minimum wage law.
2. The City Council may choose not to approve the part-time paramedic salary increase, and not approve Resolution 16-68 and provide staff with further direction.
3. The City Council can approve some of the modification recommended by staff and deny others
4. The City Council can provide alternate direction to staff on these items.

STAFF RECOMMENDATION

Staff recommends the City Council approve increasing part-time hourly wages for Library Page, Recreation Leader, Paramedic positions, and authorizing CalPERS eligibility for part-time Paramedics.

Furthermore, staff is recommending the City Council approve Resolution 16-68, modifying the part-time hourly wages in the City of Sierra Madre Classification Plan and Salary Matrix.

Attachments:

1. May 10, 2016 Staff Report regarding Paramedic Program
2. Resolution 16-68 Authorizing Personnel Changes; Consideration of Resolution 16-68 Amending the Part-Time Hourly Wages in the City of Sierra Madre

Classification Plan and Salary Matrix.
3. Classification Plan and Salary Matrix



City of Sierra Madre Agenda Report

*Gene Goss, Mayor
Rachelle Arizmendi, Mayor Pro Tem
John Capoccia, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member*

*Melinda Carrillo, City Clerk
Michael Amerio, City Treasurer*

TO: Honorable Mayor and Members of the City Council

FROM: Elaine I. Aguilar, City Manager 

INITIATED BY: Elisa C. Cox, Assistant City Manager

REVIEWED BY: Larry Giannone, Public Safety Director
Stephen Heydorff, Fire Chief

DATE: May 10, 2016

SUBJECT: **Part-time Paramedic Program**

SUMMARY

The City of Sierra Madre does not have enough part-time Paramedics to cover all the paramedic shifts through the end of the fiscal year. This is a reoccurring problem at the end of each fiscal year. Staff recommends that the City Council authorize a total of six (historically the Council has authorized three) part-time Paramedics to work more than 960 hours in a fiscal year, moving these employees into the CalPERS retirement system, as well as to direct staff to return with options for the Fire Department's long-term sustainability.

ANALYSIS

Knowing that having enough Paramedics at the end of the fiscal year who have not reached their 960 hour limit has always been a challenge, the City proactively recruited for Paramedics continually throughout the fiscal year beginning in August. (There was a three week span in March where the City was unable to recruit due to the limited number of jobs the City could post online with the City's old online recruitment software and the pressing recruitments in the Police Department.) Since August, the City has received 28 applications for Paramedics, and of those applications, the City has hired six employees and is scheduled to interview eight more applicants this month. During that same time period, the City lost twelve of its part-time Paramedics.

The City's struggle to recruit and retain qualified Paramedics stems from a few factors: the first being that the City is paying \$10.50/hour and limits the number of hours most part-time Paramedics can work to 960 hours a fiscal year. A part-time Paramedic is not generally a position you will see in most cities (most cities have full-time Fire Fighter

Paramedics); however, private ambulance companies will hire part-time Paramedics at an average salary of \$17/hour and if there is a limitation on hours, it is generally keeping the private employees at 30 hours/week or 1,560 hours/year to stay under the Affordable Care Act regulations.

Furthermore, with the end of the recession and the stabilization of many city and county budgets, Fire Departments across Southern California are hiring again. This has made retaining our part-time employees (and volunteer fire fighters) increasingly more difficult as they receive full-time job opportunities.

In addition to continuing the recruiting process (staff anticipates that any hires from the eight upcoming interviews will start after July 1, 2016), City Staff has evaluated three options to ensure that there is enough part-time Paramedic coverage through the end of the fiscal year:

Contract with a private ambulance company to hire two medics, using our ambulance and equipment, when the City has staffing shortages. Staff contacted Schaefer Ambulance Service, which is the private ambulance company authorized by the Department of Health Services (DHS) to operate in the San Gabriel Valley. The company was unable to provide this type of service for insurance and liability reasons. Schaefer offered to put their ambulance in to service in Sierra Madre on a temporary basis at no cost to the City to assess the call volume and what revenue the company could bring in by billing patients. Unfortunately, staff does not recommend this generous offer because it could jeopardize the City's 201 and 224 rights, which are what gives the City the ability to charge for EMS transport. Due to this potential loss of revenue, among other potential unintended consequences, such as losing mutual aid assistance for medical calls from our neighboring communities, and scrutiny of our Paramedic Program by DHS, staff determined that this was not an avenue that should be implemented at this time. Staff will look into this in a bigger perspective as we look into the overall sustainability of the Fire Department, which will be presented to the City Council in the future.

Have full-time Fire Captain work overtime to cover part-time Paramedic shifts. In a pinch, the City has needed to have a full-time Fire Captain work overtime in order to cover a Paramedic vacancy, this can cost \$1,200 per shift, not to mention increasing the Captain's working hours and decreasing his rest periods, which can lead to fatigue and burnout. If the Captain was physically able to cover the additional twelve shifts in May and June, this would cost the City approximately \$28,800 in increased overtime for this fiscal year.

Authorize a total of six part-time Paramedics to work more than 960 hours in the fiscal year, which requires these employees be enrolled in the CalPERS retirement system. The City currently has 12 vacant shifts / month, which is approximately 576 hours / month. To fill these shifts with three new CalPERS members would cost less than

\$1,500 for the remainder of the fiscal year. Ongoing into future fiscal years, it costs approximately \$1,500 more per Paramedic enrolled as a new CalPERS member.

City staff has also identified some long-term options to evaluate for Fire Department's long-term sustainability. Staff would recommend that the City Council direct staff to begin reviewing these options and provide a recommendation to the City Council.

FINANCIAL REVIEW

To increase the number of part-time Paramedics enrolled in CalPERS would cost the City approximately \$1,500 for the remaining of this fiscal year and an additional \$4,500 in future fiscal years.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of the report are available via the City's website at www.cityofsierramadre.com, at the City Hall public counter, and the Sierra Madre Public Library.

ALTERNATIVES

1. The City Council may authorize a total of six part-time Paramedics to work more than 960 hours in this fiscal year and direct staff to study options for the Fire Department's long-term sustainability.
2. The City Council may authorize additional overtime to the Fire Department in order to continue to provide Paramedic coverage for the remainder of the fiscal year.
3. The City Council may provide alternate direction for providing paramedic services.

STAFF RECOMMENDATION

Staff recommends the City Council authorize a total of six part-time Paramedics to work more than 960 hours in this fiscal year and direct staff to study options for the Fire Department's long-term sustainability.

**RESOLUTION NO. 16-68
MODIFYING THE PART-TIME HOURLY WAGES IN THE CITY OF SIERRA
MADRE CLASSIFICATION PLAN AND SALARY MATRIX**

THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DOES HEREBY
RESOLVE:

WHEREAS, the City of Sierra Madre employs part-time employees who are not represented by an employee association; and

WHEREAS, the minimum wage in the State of California will increase to \$10.50 per hour effective January 1, 2017; and

WHEREAS, the City of Sierra Madre has two part-time positions which the hourly range starts under \$10.50 per hour; and one additional part-time position for which the hourly range starts at \$10.50 per hour; and

WHEREAS, City staff has acknowledged specific state and local certification requirements for the part-time paramedic position; and

WHEREAS, in the amended Classification Plan and Salary Matrix, the information contained within the plan in regard to duties, responsibilities, training, and experience for all other positions remain status quo;

WHEREAS, in the amended Classification Plan and Salary Matrix, the salary information contained within the plan for full-time positions remains status quo;

NOW, THEREFORE, BE IT RESOLVED

SECTION 1. That the amended pages of the City of Sierra Madre Classification Plan and Salary Matrix be and the same are hereby attached hereto and made a part thereof.

SECTION 2. That the changes to part-time hourly wages take effect January 1, 2017.

Passed, Approved and Adopted on the 8th day of November, 2016.

Mayor, City of Sierra Madre, CA

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the City of Sierra Madre City Council on the 8th day of November, 2016 by the Sierra Madre City Council following a roll call vote:

Ayes

Noes

Absent

Resolution 16-68, Attachment 2

Part-time Employees

	Range	1
Recreation Leader	73	10.50
Program Specialists	57	13.49
Film Monitor - Office	62	13.52
Film Monitor - Location	65	35.00
Fire Safety Officer - Filming	64	50.00
Facility Attendant	61	14.56
Library Page	51	10.50
Library Clerk	54	11.25
Library Technician I	58	14.62
Associate Librarian I	63	19.33
Police Cadet	57	13.49
Dispatcher	59	18.60
Records Clerk	59	18.60
Community Services Officer	83	20.72
Investigator	75	30.60
Patrol Officer	84	32.66
Lieutenant	70	42.25
Code Enforcement	83	20.72
Fire Captain	83	20.72
Paramedics	85	12.50
Engineer II	74	12.50
Strike Team Responder - Firefighter	67	17.68
Strike Team Responder - Engineer	68	23.16
Strike Team Responder - Captain	69	34.80
Strike Team Responder - Battalion Chief	70	48.22
Strike Team Responder - Deputy/Asst Chief	71	52.33
Strike Team Responder - Fire Chief	72	52.33
Water Pump Operator	81	16.47
Maintenance Worker	80	15.68
Administrative Intern	57	13.49
Administrative Clerk	76	15.38
Account Technician	82	19.08
Accountant	79	25.19
Analyst	79	25.19



City of Sierra Madre Agenda Report

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Michael Amerio, City Treasurer

TO: Honorable Mayor Goss and Members of the City Council

FROM: Elaine I. Aguilar, City Manager *EA*

INITIATED BY: Bruce Inman, Director of Public Works *B. Inman*

DATE: November 8, 2016

**SUBJECT: RECOMMENDATION FOR THE APPROPRIATION OF WATER
CONSERVATION GRANT FUNDS FROM SAN GABRIEL VALLEY
MUNICIPAL WATER DISTRICT**

SUMMARY

Since FY 2013-14 the City has received three water conservation grants totaling \$127,000. Of that amount, \$62,312.25 remains available to the City and is budgeted for use in the FY 2016-17 Budget. This matter has been agendized to allow the City Council an opportunity to provide alternative direction to staff for the expenditure of the funds. Staff recommends that the City Council approve the appropriation of \$62,312.25 in water conservation funds from the San Gabriel Valley Municipal Water District to assist in the deployment of Advanced Metering Infrastructure.

ANALYSIS

San Gabriel Valley Municipal Water District (The District) has provided grants to each of its four member cities in order to assist those cities in educating their respective communities on the importance of water conservation. In FY 2013-14 the District granted \$7,000, in FY 2014-15 \$70,000; and in FY 15-16 \$50,000. These grants have been used by the District to reimburse the City as follows:

FY 13-14 Grant

City Hall Landscape Project	\$7,000
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FY 14-15 Grant

City Hall Landscape Project	\$17,000
Turf removal Rebates	\$46,234
Water Conservation Banner	\$953.75

FY 15-16 Grant

Water Conserving Landscaping Classes \$500

The District has no plans to continue the grant program in the foreseeable future.

The approved FY 2016-2017 Budget allocates \$70,000 from the District's FY 2014-15 and 2015-16 grants as follows:

Overtime pay for providing water use audits	\$8,000
Educational Activities	\$4,000
Turf Rebate Program	\$55,000
Conservation Recognition Program	\$3,000

Staff met with representatives of the District on October 25 to discuss the status of the grants' expenditure. In short, the District wants to close the books on their conservation grant program by June 30th. The member cities will have to expend their grant fund balances by that date. District staff encourages the City to utilize the funds in a way that can provide measurable water savings. While the District did not rule out any specific uses of the funds, staff did indicate that the District is very supportive of the four cities' desire to implement Advanced Metering Infrastructure (AMI).

Public Works staff recommends that the City Council re-allocate the unexpended balance in District grant funds to assist in the implementation of city-wide implementation of AMI. While the \$62,312 available will not provide AMI for all of the City's customers, it would provide for the equipping of approximately 220 customers with the technology that would allow them to track their water use in near real time and help them to reduce water use.

The AMI equipment that is proposed for distribution will be of the type that uses the Verizon cellular communications network to collect the water use data. The equipment is provided by Transparent Technologies. There is currently no cost to the City for the data collected through the Verizon system. The Transparent Technologies system does not require the construction, installation, or maintenance of a base station for data collection.

Staff recommends the Transparent Technologies system over other AMI alternatives due to the lower initial cost of citywide installation, the lower cost of data collection, and its lack of a required base station for data collection.

Provider	Estimated Installation Cost*	Data Collection Cost
Aquametric/Sensus Meter	\$1,450,333	\$0.50/per meter/per year
Equarius/Neptune Meter	\$1,499,455	\$0.50/per meter/per year
Transparent Technologies	\$1,388,720	0

The AMI equipment could be distributed through a number of scenarios. Staff recommends that it be done on a first-come first served basis for customers requesting that technology. It is expected that the customers requesting the technology will have the computer skills to make use of the technology and the desire to actually use the technology to conserve water and lower their bills. Staff would establish a list, limited to the first 220 customers requesting the service, and then purchase and begin installation of the meters.

ALTERNATIVES

- 1.) The funds available from the SGVMWD water conservation grant can be used to provide AMI water meter conversions to approximately 220 Sierra Madre water customers on a first come first served by request basis. This is staff's recommended method of distribution because we can assume that if a customer requests the conversion, they will be the type of customer who will make active use of the technology to monitor and reduce their water use.
- 2.) The funds available from the SGVMWD water conservation grant can be used to provide AMI water meter conversions to the top 220 Sierra Madre water users. This use of the technology could be an effective way to help high water users monitor their use and make significant changes in how they use water. However, this approach could be seen as rewarding customers who have (habitually?) violated the City's water use restrictions. Additionally, among the 200 highest water users in Sierra Madre there are likely those customers who will use an inordinately large amount of water regardless of the cost or the penalties involved.
- 3.) The funds available from the SGVMWD water conservation grant can be used to provide AMI water meter conversions to approximately 220 Sierra Madre water customers identified in water billing records as "threshold overusers." These would be those customers who have exceeded their targets by small amounts, perhaps consistently by a unit or two, or those customers who occasionally exceed their conservation allocations. This alternative assumes that these customers are trying to meet their goals but have been unsuccessful so far. For example, of the 632 customers that exceeded their targets by three units or less on the October water billing, 118 missed their targets by 3 units or less. If these water customers were equipped with AMI technology and encouraged to use it to meet their goals, 237 billing units could be saved.
- 4.) The funds available from the SGVMWD water conservation grant can be used in a manner similar to or consistent with the use of the funds in the past or as budgeted for this fiscal year:
 - a. Overtime pay for providing water use audits
Since initiation of the water audit program, staff has provided 53 audits. A sampling of several of those customers' water billing records have been

reviewed to see if the water audits resulted in water savings for those customers. The results of that review showed that because the audits were provided as a prerequisite to the customer receiving a higher conservation allowance, a majority of the records staff reviewed showed an increase in water use. Staff does not recommend continuation of the water audit program under the district conservation grant.

b. Educational Activities

Some of the educational activities carried out with the grants have simply been the purchase of conservation banners for public display. It is not clear what effect this action has had on water conservation. Other activities, such as water efficient landscaping workshops provided by the City have been well attended and well received by the participants. However, there has not been research done regarding whether or not these classes have resulted in new water efficient landscapes being installed in Sierra Madre. Staff does not recommend continuation of funding these programs from the district conservation grant.

c. Turf Rebate Program

The turf rebate program was very well received in Sierra Madre. Fifty-five water customers received rebates as the result of the removal of a total of 46,234 square feet of turf removed. As with the water audit program, a random sampling of 12 of these water customers' water billing histories revealed that 5 customers reduced their water use after the turf removals, one customer exhibited no change, and six used more water following their turf removals.

d. Conservation Recognition Program

The Energy, Environment, and Natural Resources Commission has from time to time discussed initiating a water conservation recognition program. However, at this time the Commission has not yet formulated such a program to recommend to the City Council for approval.

FINANCIAL REVIEW

There is no impact to the Water Fund or to the General Fund associated with this agenda item, as only District grant funds will be used.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of this report are available at the City Hall public counter and the Sierra Madre Public Library.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the appropriation of \$62,312.25 in water conservation funds from the San Gabriel Valley Municipal Water District to assist in the deployment of Advanced Metering Infrastructure.



City of Sierra Madre Agenda Report

Gene Goss, Mayor
Rachelle Arizmendi, Mayor Pro Tem
John Capoccia, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member

Melinda Carrillo, City Clerk
Michael Amerio, City Treasurer

TO: Honorable Mayor Goss and Members of the City Council

FROM: Elaine I. Aguilar, City Manager 

INITIATED BY: Bruce Inman, Director of Public Works 

DATE: November 8, 2016

SUBJECT: RECOMMENDATION TO APPROVE A REQUEST FROM CROWN CASTLE FOR A LEASE EXTENSION FOR TWO EXISTING CELL TOWERS AT THE MAINTENANCE YARD

SUMMARY

Staff recommends that the City Council approve extensions of two existing Crown Castle cellular communications site leases on City property and direct the City Manager to execute lease extension documents on behalf of the City.

ANALYSIS

The City was originally approached by Crown Castle, lease holder of two cellular communications sites in the City's maintenance yard in the fall of 2015. Crown Castle proposed a 25-year lease extension or optionally the purchase of easements covering each of the sites. On December 8, 2015 the City Council reviewed the Crown Castle proposal and direction was provided to staff to negotiate a better deal for the City regarding only the option of the 25-year lease extension.

Staff has worked with Crown Castle to develop that company's best and final offer for City Council review at this time. The attached proposal provides that best and final offer. A revenue projection spreadsheet is attached to this report for comparison of each of the options that staff discussed with Crown Castle along with the total revenue estimated for each option. The average CPI increase over the last 3 years has been 1.1%. That multiplier has been what has been used to project rental revenues through the existing and proposed terms of the leases.

Option One

As with the original 2015 Crown Castle proposal an increase of 15% in the monthly rent in year 2027 at the beginning of the extended lease. Annual CPI rent increases would continue thereafter.

Option Two

An immediate rent increase of 5% is offered, effective the second full month after the execution of the lease extension. Annual CPI rent increases would continue thereafter.

Option Three

Crown Castle has offered to eliminate the variable CPI increase and instead begin a flat 3% annual increase in rent beginning in 2017. The 2006-2016 average inflation rate has been 1.83%. In 2011, inflation ran at 3% and only once in those eleven years did inflation exceed 3%, when in 2007 inflation reached 4.1%. Thus it appears that the 3% annual increase factor that is proposed will be more beneficial to the City than going with an annual CPI increase.

The Crown Castle proposal asks for a 25 year extension to the lease, and implies that they would like to explore an evergreen lease arrangement. The evergreen lease is not a part of the current lease discussion, however. The proposal also asks for an option to obtain an additional 300 square feet at the T-Mobile site, which staff believes is possible without interfering with City operations, a right of first refusal should the City seek to sell or offer other rights to Crown castle's competitors, and a provision for Crown castle to sub lease the tower sites to other cell communications providers.

FINANCIAL REVIEW

The existing leases terminate in 2027. The estimated revenue totals for the existing leases are \$354,906 for the Sprint site and \$348,293 for the T-Mobile site for a total of \$703,199.

The proposed rental increases for lease extension for the Sprint site can be maximized using the proposed level 3% per year increase, as shown in the attached Revenue Estimate. The total estimated revenue would be \$1,841,536 or over \$1.4 million additional revenue to the City from that site. Staff recommends approval of the Sprint site lease extension based on the 1.3 annual multiplier.

The proposed rental increases for lease extension for the T-Mobile site can be maximized using the proposed level 3% per year increase, as shown in the attached Revenue Estimate. The total estimated revenue would be \$1,807,223 or over \$1.4 million additional revenue to the City from that site. Staff recommends approval of the T-Mobile site lease extension based on the 1.3 annual multiplier.

In consideration of the reasonable changes in the lease agreement, in addition to the change in the annual escalation factor, Crown Castle is offering a signing bonus of \$30,000 (double the December 2015 offer) and a 25% revenue share from any subtenant on the T-Mobile Tower.

Staff recommends that the two proposed 25-year lease extensions be approved by City Council in order to generate additional general fund revenue for the City for the years

2027 through 2052. The total estimated revenue for the remaining term of the extended leases is \$3,648,759.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of this report are available at the City Hall public counter and the Sierra Madre Public Library.

STAFF RECOMMENDATION

Staff recommends that the City Council approve extensions of two existing Crown Castle cellular communications site leases on City property and direct the City Manager to execute lease extension documents on behalf of the City.

Attachments: Staff Report December 8, 2015
 Minutes from December 8, 2015
 Current Crown Castle Offer
 Estimate of Revenue



CC COPY

City of Sierra Madre Agenda Report

John Capoccia Mayor
Gene Goss, Mayor Pro Tem
Rachelle Arizmendi, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member

Nancy Shollenberger, City Clerk
Richard Mays, City Treasurer

TO: Honorable Mayor Capoccia and Members of the City Council

FROM: Elaine I. Aguilar, City Manager 

INITIATED BY: Bruce Inman, Director of Public Works 

DATE: December 8, 2015

SUBJECT: CONSIDERATION OF PURCHASE PROPOSAL FROM CROWN CASTLE TO OBTAIN PERPETUAL EASEMENTS FROM THE CITY FOR EXISTING CELLULAR SITES LOCATED ON CITY-OWNED PROPERTY

SUMMARY

Staff recommends that the City Council approve the extension of two cellular site leases, and direct staff to negotiate terms of the extension of lease agreements, with final approval of the extended leases to return to the City Council for approval.

ANALYSIS

Staff has been approached by a representative of Crown Castle (formerly Global Signal), leaseholder of two cellular sites located on City property in the City's maintenance yard, with proposals for extension of their rights to operate those cellular facilities. One of the proposals is for an extension of the existing leases. The other proposal is for the purchase of long-term or permanent easements for those sites.

The first site in question is identified as the gray steel traditional pole adjacent to the Dog Park, identified as Crown Castle Site #877947 location of a Sprint operation. The second site is adjacent to the main gate to the maintenance yard and in the form of a mono-pine tower shared by T-Mobile and A,T & T. This is Crown Castle Site #824768. For purposes of this report the sites will be identified by their primary occupants, Sprint and T-Mobile.

CC COPY

Current Crown Castle Leases

<u>Leaseholder</u>	<u>Began</u>	<u>Term</u>	<u>Extensions</u>	<u>Expiration</u>	<u>Current Rent</u>
<u>Sprint</u>	8/9/1996	5 years	1 x 5 years	8/31/2006	(Global Signal)
<u>Global Signal</u>	8/1/2007	10 years	2 x 5 years	8/31/2027	\$31,565/yr
<u>T-Mobile</u>	10/11/2007	10 years	2 x 5 years	10/31/2027	\$27,109/yr

Rent on both leases automatically increases by a CPI factor (4% maximum) each year.

For the wireless industry, leases with 15 years or less are of urgent importance, and the focus of Crown Castle's efforts to contact property owners and negotiate a lease extension or easement to secure the land beneath the tower. Just as government agencies plan for capital improvements, carriers make multi-year plans for equipment upgrades and co-locations. These investments are only possible where the ground beneath the tower is secure. Landlords often ask why they should extend a lease which has many years remaining. Long lease terms are essential to tower viability because carriers are less likely to co-locate or upgrade equipment on towers with less than 15 years remaining on the lease term. Without carrier investment, tower viability declines; closer to the lease expiration, carriers may look to secure their networks by relocating their equipment. Extending the lease term improves the viability of the tower site, by making it more attractive for equipment upgrades and carrier co-location.

Crown Castle Proposal

Crown Castle offers three options to the City; a lease extension of 25 years, purchase of easements covering the cell sites for 30 year terms, or purchase of perpetual easements over the two sites.

The lease extension option would result in the leases expiring in August and October of 2052. At the beginning of the extended term in 2027 the City would receive a 15% rent increase, then continue with the annual CPI increases thereafter. Should the City agree to provide an option for Crown Castle to obtain an additional 300 square feet at either site, (with location to be agreeable to both parties,) Crown Castle would provide an additional signing bonus of \$15,000 and would pay to the City in addition to the monthly rental, 20 percent of the rental payments they receive from their future subtenant.

The 30 year term easement would provide a Crown Castle down payment of \$75,000 and 8 annual payments of \$62,180, for a total revenue to the City of \$572,440 over nine years. At the end of the 30 years, the lease payments would resume.

Under the perpetual easement concept Crown Castle would pay the City a lump sum of \$963,900. Or a \$100,000 down payment would be made, with 8 annual payments of 102,605 for a total of \$920,840.

FINANCIAL

Utilizing a 2.1 percent inflation rate (average over the last ten years) and the Crown Castle proposed 15% rent increase in 2027, staff has estimated that the total rental revenue that would be generated by the two sites would be slightly more than \$3.6 million. Or, using the same criteria, the proposed \$963,900 lump sum amount would be equaled in about 2028, with forfeiture of any subsequent rental revenue if the lump sum option is selected. The options proposed in the Crown Castle letter of December 1, 2015 are shown in the following table. As noted in the Crown Castle letter, other options may be available.

Leasing Option	Lease Expiration	Estimated Total Revenue
Current leases	August/October 2027	\$866,659
Extended leases	August/October 2052	\$3,675,713*
Perpetual Easement	None	\$963,900
30-Year Easement	August/October 2057	\$572,440

* Does not include \$15,000 signing bonus or subtenant rental revenue.

If the Council directs staff to proceed with the negotiation of lease extensions for the two sites, there will likely be a lengthy back-and-forth regarding the lease agreement documents. Upon completion of the lease documents, staff will bring the matter back to the City Council for approval. To aid in the negotiations and simplify the final approval process of the lease agreements, if Council would like to see any modifications to the current proposal from Crown Castle, such direction should be provided to staff at this time.

ENVIRONMENTAL

There is no environmental impact to any action taken on this matter at this time. Under the existing lease agreements, there can be no increase in activity at the sites without prior City approval; such application by Crown Castle would trigger environmental review.

ALTERNATIVES

The alternatives available to the City are listed in the table above. However, Crown Castle has noted that the proposals can be adjusted somewhat. As the option which will potentially generate the most revenue for the City, staff recommends that the lease extension option be selected. However, any lease agreement will include termination clauses to allow either party to terminate the lease at any time. Thus there is a risk that the full \$3.6 million may not be reached if either or both of the leases are terminated prior to the proposed expiration dates. The 30 year and perpetual easements can potentially provide a guaranteed amount of revenue.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of the report are available via the City's website at www.cityofsierramadre.com, at the City Hall public counter, and the Sierra Madre Public Library.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the extension of two cellular site leases, and direct staff to negotiate terms of the extension of lease agreements, with final approval of the extended leases to return to the City Council for approval.

Attachments: Crown Castle Proposal
 Staff estimate of revenue

A red stamp consisting of a small square containing the letters 'CC' followed by the word 'COPY' in a bold, sans-serif font.

ATTACHMENT



Crown Castle
301 North Cattlemen Road, Suite 200
Sarasota, FL 34232

December 1, 2015

Mr. Bruce Inman, Public Works Director
City of Sierra Madre
232 W. Sierra Madre Boulevard
Sierra Madre, CA 91024

Proposals for Cell Tower Leases in Sierra Madre Park, our files 877947 and 824768

Good morning Mr. Inman,

This letter memorializes the proposals provided by Crown Castle to the City of Sierra Madre regarding two cell towers on the City's property, at Sierra Madre Park.

Crown Castle's cell tower management focuses on maximizing the long term success of each tower site, through relationships with property owners and carriers. Unlike carrier owned towers, Crown Castle's core business is management of wireless infrastructure. Crown Castle's national relationships with carriers promote co-location and tower upgrades. Part of my job working with tower landlords in the lease extension discussion is to update and improve older leases, to support our mutual success. For example, we can update lease terms such as the City's insurance requirements and notice information, and improve business terms such as the rent, and improve the marketability of the tower.

Lease Extension Proposal:

Crown Castle would like to add to each of the two current leases:

- A 25 year lease extension in five additional automatically renewing terms of five years each; this would extend the current lease expiration dates to 7/31/2052 and 10/31/2052.
- A right of first refusal for the tower site only, giving Crown Castle the opportunity to provide the City with an offer should you wish to sell or grant any other rights, solely to our industry competitors.
- An option to add up to 300 square feet of additional land to either or both of the existing tower sites, should it be needed by existing or future carriers on the tower. The location of the option area would be immediately adjacent to the existing tower compound, in a mutually agreeable configuration.

As consideration for the improvements to our agreement, Crown Castle will provide for the following:

- A 15% rent increase at the beginning of the extended terms in 2027 IN ADDITION TO the annual rent increase on that same date. Thereafter, annual CPI rent increases will continue throughout the extended terms.
- With an option for additional land, Crown Castle can offer a revenue share provision for the sublease at the site to an unaffiliated third party not already a subtenant on the Property; Lessee agrees to pay to Lessor twenty percent (20%) of the rental payments actually received by Lessee

from such Future Subtenant (excluding any reimbursement of taxes, construction costs, installation costs, revenue share reimbursement or other expenses incurred by Lessee).

- In consideration of these lease improvements, Crown Castle will provide a \$15,000 (total) signing bonus payable within 60 days of the full execution of the amendment.

Easement Purchase Proposal:

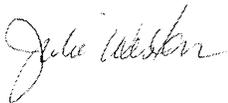
Some property owners are interested in selling their interest in the tower revenue, shifting future risk from the landlord to Crown Castle. We are always interested in purchasing an easement for a tower site, either for a finite period such as 30 years, or a perpetual easement. An easement is an offer from Crown to purchase the use of the property that we presently lease for the current tower operations. The property owner retains ownership of the site, but allows Crown the right to use the property for as long as it is needed.

- For a perpetual easement for each of the two sites, Crown Castle can pay the City \$963,900 in a lump sum payment.
- For a perpetual easement for either or both sites, Crown Castle could pay the highest amount as a down payment and then multi-year installments, with interest. For example, for both sites combined, with a \$100,000 down payment, and 8 annual payments with 3.75% interest, the annual payments would be \$102,605.
- For a 30 year term for both sites combined, with a lease extension to extend the term of the lease beyond the 30 year period, Crown Castle could pay \$75,000 down, and 8 annual payments of \$62,180, including 3.75% interest. At the end of the 30 year period, the lease payments would resume, at the previous amount including all scheduled escalations.
- Note: I can adjust either a perpetual easement or the term payment to be a single payment at closing, instead of multi-year installments; this will result in a lower total amount. I can also adjust the proposal to provide separate proposals for the two sites, if the City wishes to treat them differently. I selected the two options here as examples of available options.

With the City's decision regarding the most advantageous option, I present the terms to Crown Castle's Finance Committee for review, and with their approval, Crown Castle's outside counsel prepares the amendment drafts. The drafts are forwarded for review by the City, and with the agreed upon revisions, final form documents are produced and shipped to the City for review, approval and execution. Crown Castle pays all closing costs including document preparation, postage and recording.

Thank you for your consideration.

Sincerely,



Julie Weston, Crown Castle Lease Specialist
941-308-5205
Julie.weston@crowncastle.com

Sprint Annual Rent

T-Mobile Annual Rent

2015	\$31,564	\$27,109
2016	\$32,227	\$27,678
2017	\$32,904	\$28,260
2018	\$33,595	\$28,853
2019	\$34,300	\$29,459
2020	\$35,020	\$30,078
2021	\$35,756	\$30,709
2022	\$36,507	\$31,354
2023	\$37,273	\$32,012
2024	\$38,056	\$32,685
2025	\$38,855	\$33,371
2026	\$39,671	\$34,072
2027	\$40,504	\$34,787
15% Increase per proposal	\$46,580	\$40,006
Approximate break even with \$963,900 lump sum payment (\$953,245)		
2029	\$47,558	\$40,846
2030	\$48,557	\$41,703
31	\$49,577	\$42,579
32	\$50,618	\$43,473
33	\$51,681	\$44,386
34	\$52,766	\$45,318
35	\$53,874	\$46,270
36	\$55,005	\$47,242
37	\$56,160	\$48,234
38	\$57,340	\$49,247
39	\$58,544	\$50,281
40	\$59,773	\$51,337
41	\$61,029	\$52,415
42	\$62,310	\$53,516
43	\$63,619	\$54,639
44	\$64,955	\$55,787
45	\$66,319	\$56,958
46	\$67,711	\$58,155
47	\$69,133	\$59,376
48	\$70,585	\$60,623
49	\$72,067	\$61,896
50	\$73,581	\$63,196
51	\$75,126	\$64,523
52	\$76,704	\$65,878
	\$1,977,404	\$1,698,309

\$3,675,713

Assumed 2.1% annual inflation

**ESTIMATED RENT PROCEEDS THROUGH
REQUESTED LEASE TERM EXTENSION**

Mayor Capoccia also thanked the staff for the great report.

The Mayor opened for public input. No one spoke. The Mayor announced that this agenda item is a "receive and file" report.

Pat Alcorn, E. Grand View Avenue

Ms. Alcorn remarked, "Very enlightening. Thank you very much".

9). CONSIDERATION OF PURCHASE PROPOSAL FROM CROWN CASTLE TO OBTAIN PERPETUAL EASEMENTS FROM THE CITY FOR EXISTING CELLULAR SITES LOCATED ON CITY-OWNED PROPERTY

Bruce Inman, Director of Public Works, gave the staff report.

Staff recommends that the City Council approve the extension of two cellular site leases, and direct staff to negotiate terms of the extension of lease agreements, with final approval of the extended leases to return to the City Council for approval.

Staff has been approached by a representative of Crown Castle (formerly Global Signal), lease holder of two cellular sites located on City property in the City's maintenance yard, with proposals for extension of their rights to operate those cellular facilities. One of the proposals is for an extension of the existing leases. The other proposal is for the purchase of long-term or permanent easements for those sites.

The first site in question is identified as the gray steel traditional pole adjacent to the Dog Park, identified as Crown Castle Site #877947 location of a Sprint operation. The second site is adjacent to the main gate to the maintenance yard and in the form of a mono-pine tower shared by T-Mobile and AT&T. This is Crown Castle Site #824768. For purposes of this report the sites will be identified by their primary occupants, Sprint and T-Mobile.

Current Crown Castle Leases:

Leaseholder	Began	Term	Extensions	Expiration	Current Rent
Sprint	8/9/'96	5 Yrs.	1 x 5 yrs.	8/31/2006	Global Signal
Global Signal	8/1/2007	10 Yrs.	2 x 5 Yrs.	8/31/2027	\$31,565/Yr.
T-Mobile	10/11/2007	10 Yrs.	2 x 5 Yrs.	10/31/2017	\$27,109/Yr.

Rent on both leases automatically increased by a CPI factor (4% maximum) each year.

Staff reviewed the Crown Castle Proposal.

Utilizing a 2.1 percent inflation rate (average over the last ten years) and the Crown Castle proposal 15% rent increase in 2027, staff has estimated that the total rental revenue that would be generated by the two sites would be slightly more than \$3.6M. Or, using the same criteria, the proposed \$963,900 lump sum amount would be equaled in about 2028, with forfeiture of any subsequent rental revenue if the lump sum option is selected. The options proposed in the Crown Castle letter of December 1, 2015 are shown in the following table. As noted in the Crown Castle letter other options may be available.

Staff reviewed the leasing option, lease expiration and estimated total revenue (Does not include \$15,000 signing bonus or subtenant rental revenue).

Staff recommends that the City Council approve the extension of two cellular site leases, and direct staff to negotiate terms of the extension of lease agreements, with final approval of the extended leases to return to the City Council for approval.

The City Attorney reported that cellular companies want to seek easements. A long-term lease is good.

Council Member Harabedian noted that the City needs a term to trigger at any time.

Mayor Capoccia remarked that we are not under any pressure and would suggest continuing negotiations.

10). STRATEGIC PLAN FROM OCTOBER 20, 2015 RETREAT

Elaine Aguilar, City Manager, gave an update to the Strategic Plan from the October 20, 2015 Retreat.

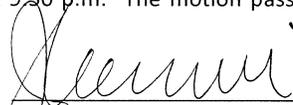
Staff is recommending that this agenda item be received and filed.

FUTURE AGENDA ITEMS:

The City Manager announced that there may be a special meeting in January if the City Council feels necessary.

ADJOURNMENT:

Council Member, John Harabedian moved and it was seconded by Council Member, Rachelle Arizmendi for approval of adjournment at 9:50 p.m. The motion passed unanimously by the City Council.



John Capoccia, Mayor of Sierra Madre

Minutes taken and typed by:


Nancy Sue Shollenberger
City Clerk



Crown Castle
301 North Cattlemen Road, Suite 200
Sarasota, FL 34232

October 27, 2016

Mr. Bruce Inman, Public Works Director
City of Sierra Madre
232 W. Sierra Madre Boulevard
Sierra Madre, CA 91024

Proposal to extend Cell Tower Leases in Sierra Madre Park, our files 877947 and 824768

Good morning Mr. Inman,

This letter is the most current proposal provided by Crown Castle to the City of Sierra Madre regarding two cell towers on the City's property, at Sierra Madre Park. This includes only the most recently discussed terms which I understand to be mutually agreeable.

Crown Castle would like to add to each of the two current leases:

- A 25 year **lease extension** in five additional automatically renewing terms of five years each; this would extend the current lease expiration dates to 7/31/2052 and 10/31/2052.
- A **right of first refusal** for the tower site only, giving Crown Castle the opportunity to provide the City with an offer should the City wish to sell or grant any other rights, solely to our industry competitors.
- Allow sub lease with notice to the City, will make the site more attractive for co-location.
- For the T Mobile lease, add an option for up to 300 square feet of land immediately adjacent to the existing fenced compound, in a mutually agreeable location and configuration.

As consideration for the improvements to our agreement, Crown Castle will provide for the following:

- Change the annual escalation to **3%, effective with the scheduled escalations in 2017.**
- Add the same 25% revenue share provision currently on the Sprint tower lease to the T Mobile tower lease
- A \$30,000 signing bonus, payable within 60 days of the full execution of the amendments

I am as always available by phone and email to discuss the leases and amendment terms. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads 'Julie Weston'.

Julie Weston, Crown Castle Lease Specialist
941-308-5205
Julie.weston@crowncastle.com

Year	Sprint Tower				T-Mobile Tower			
	Existing Lease @ 1.1% CPI	Option 1 @1.1% +15% in 2027	Option 2 Immediate +5%, then 1.1% CPI	Option 3 Annual 3% Increase	Existing Lease @ 1.1% CPI	Option 1 @1.1% +15% in 2027	Option 2 Immediate +5%, then 1.1% CPI	Option 3 Annual 3% Increase
2016	\$27,829	\$27,829	\$29,220	\$27,829	\$27,310	\$27,310	\$28,676	\$27,310
2017	\$28,135	\$28,135	\$29,541	\$28,663	\$27,610	\$27,610	\$28,991	\$28,129
2018	\$28,444	\$28,444	\$29,866	\$29,523	\$27,914	\$27,914	\$29,310	\$28,973
2019	\$28,757	\$28,757	\$30,195	\$30,409	\$28,221	\$28,221	\$29,632	\$29,842
2020	\$29,073	\$29,073	\$30,527	\$31,321	\$28,532	\$28,532	\$29,958	\$30,738
2021	\$29,393	\$29,393	\$30,863	\$32,261	\$28,846	\$28,846	\$30,288	\$31,660
2022	\$29,717	\$29,717	\$31,202	\$33,229	\$29,163	\$29,163	\$30,621	\$32,610
2023	\$30,043	\$30,043	\$31,546	\$34,226	\$29,484	\$29,484	\$30,958	\$33,588
2024	\$30,374	\$30,374	\$31,893	\$35,252	\$29,808	\$29,808	\$31,298	\$34,596
2025	\$30,708	\$30,708	\$32,243	\$36,310	\$30,136	\$30,136	\$31,643	\$35,633
2026	\$31,046	\$31,046	\$32,598	\$37,399	\$30,467	\$30,467	\$31,991	\$36,702
2027	\$31,387	\$31,387	\$32,957	\$38,521	\$30,802	\$30,802	\$32,343	\$37,804
2028	\$36,044	\$36,044	\$33,319	\$39,677	\$35,761	\$35,761	\$32,698	\$38,938
2029	\$36,440	\$36,440	\$33,686	\$40,867	\$36,154	\$36,154	\$33,058	\$40,106
2030	\$36,841	\$36,841	\$34,056	\$42,093	\$36,552	\$36,552	\$33,422	\$41,309
2031	\$37,247	\$37,247	\$34,431	\$43,356	\$36,954	\$36,954	\$33,789	\$42,548
2032	\$37,656	\$37,656	\$34,810	\$44,657	\$37,361	\$37,361	\$34,161	\$43,825
2033	\$38,071	\$38,071	\$35,192	\$45,996	\$37,772	\$37,772	\$34,537	\$45,139
2034	\$38,489	\$38,489	\$35,580	\$47,376	\$38,187	\$38,187	\$34,917	\$46,494
2035	\$38,913	\$38,913	\$35,971	\$48,798	\$38,607	\$38,607	\$35,301	\$47,888
2036	\$39,341	\$39,341	\$36,367	\$50,262	\$39,032	\$39,032	\$35,689	\$49,325
2037	\$39,773	\$39,773	\$36,767	\$51,769	\$39,461	\$39,461	\$36,082	\$50,805
2038	\$40,211	\$40,211	\$37,171	\$53,322	\$39,895	\$39,895	\$36,478	\$52,329
2039	\$40,653	\$40,653	\$37,580	\$54,922	\$40,334	\$40,334	\$36,880	\$53,899
2040	\$41,100	\$41,100	\$37,993	\$56,570	\$40,778	\$40,778	\$37,285	\$55,516
2041	\$41,553	\$41,553	\$38,411	\$58,267	\$41,226	\$41,226	\$37,696	\$57,181
2042	\$42,010	\$42,010	\$38,834	\$60,015	\$41,680	\$41,680	\$38,110	\$58,897
2043	\$42,472	\$42,472	\$39,261	\$61,815	\$42,138	\$42,138	\$38,529	\$60,664
2044	\$42,939	\$42,939	\$39,693	\$63,670	\$42,602	\$42,602	\$38,953	\$62,483

Average CPI, last three years, 1.1%

Year	Sprint Tower			T-Mobile Tower				
	Existing Lease @ 1.1% CPI	Option 1 @1.1% +15% in 2027	Option 2 Immediate +5%, then 1.1% CPI	Option 3 Annual 3% Increase	Existing Lease @ 1.1% CPI	Option 1 @1.1% +15% in 2027	Option 2 Immediate +5%, then 1.1% CPI	Option 3 Annual 3% Increase
2045		\$43,411	\$40,129	\$65,580		\$43,070	\$39,382	\$64,358
2046		\$43,889	\$40,571	\$67,547		\$43,544	\$39,815	\$66,289
2047		\$44,372	\$41,017	\$69,574		\$44,023	\$40,253	\$68,277
2048		\$44,860	\$41,468	\$71,661		\$44,507	\$40,696	\$70,326
2049		\$45,353	\$41,925	\$73,811		\$44,997	\$41,143	\$72,435
2050		\$45,852	\$42,386	\$76,025		\$45,492	\$41,596	\$74,609
2051		\$46,356	\$42,852	\$78,306		\$45,992	\$42,053	\$76,847
2052		\$46,866	\$43,323	\$80,655		\$46,498	\$42,516	\$79,152
Total Revenue	\$354,906	\$1,357,790	\$1,325,444	\$1,841,536	\$348,293	\$1,370,913	\$1,300,745	\$1,807,223



City of Sierra Madre Agenda Report

Gene Goss, Mayor
Rachelle Arizmendi, Mayor Pro Tem
John Capoccia, Council Member
Denise Delmar, Council Member
John Harabedian, Council Member

Melinda Carrillo, City Clerk
Michael Amerio, City Treasurer

TO: Honorable Mayor and Members of the City Council

FROM: Elaine Aguilar, City Manager 

INITIATED BY: Miguel Hernandez, Human Resources Analyst 

DATE: November 8, 2016

SUBJECT: **Consideration of Employment Agreement and a Resolution for an Exception to the 180-day wait period for Post-Retirement Employment for the Position of Interim City Manager**

SUMMARY

City Manager Elaine Aguilar is retiring on December 10, 2016. At this time, the City has not yet identified a new City Manager to fill the vacancy that will occur when City Manager Aguilar retires. The City Council has engaged the services of Peckham & McKenney to assist the Council with the recruitment of a City Manager. It is expected that the recruitment process will not be completed until February 2017. Therefore, the City will require the services of an interim city manager until a permanent city manager is appointed. In order to continue oversight of the operations of the City, it is necessary to contract with current City Manager Elaine Aguilar, who is retiring on December 10, 2016. Staff requests that the City Council approve an employment agreement for the Interim City Manager and approve Resolution 16-69 to be submitted to CalPERS for exception to the 180-day wait period for post-retirement employment for the position of Interim City Manager.

ANALYSIS

The Public Employees' Pension Reform Act (PEPRA) of 2013 requires newly retired persons to "sit out" for at least 180 days before returning to work for an employer in the same retirement system from which they receive a retirement allowance. An exemption to this rule is permitted by Government Code Sections 7522.56(f)(1) and 21224, if approved by the governing body in a public meeting on the regular agenda. Within 180 days of retiring, pursuant to Government Code Section 21224, the City Council may authorize a newly retired person with specialized skills to perform work of limited duration. This position will be limited to a total of 960 hours in a fiscal year. The interim city manager will act as the city manager while the City Council completes the process to hire a permanent city manager. The term of the agreement is for a period ending upon the hiring of a City Manager and is estimated to conclude sometime in February 2017.

FINANCIAL REVIEW

There will be savings to the City, as the contract calls for the Interim City Manager to be paid an hourly wage equivalent to the base salary with no benefits. The hourly rate is \$75.80.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies of the report are available via the City's website at www.cityofsierramadre.com, at the City Hall public counter, and the Sierra Madre Public Library.

ALTERNATIVES

1. The City Council can approve the employment agreement for hiring Elaine Aguilar as Interim City Manager. Furthermore, the City Council can approve Resolution 16-69.
2. The City Council may choose not to approve the Interim City Manager employment agreement and provide staff alternative direction.
3. The City Council can provide alternate direction to staff on these items.

STAFF RECOMMENDATION

Staff recommends the City Council approve Resolution 16-69 appointing CalPERS retired annuitant Elaine Aguilar to Interim City Manager and approving the employment agreement with PERS annuitant for Interim City Manager.

Attachments:

1. Resolution 16-69 Appointing PERS Annuitant as Interim City Manager during recruitment.
2. Employment Agreement with PERS Annuitant for Interim City Manager Services

CITY OF SIERRA MADRE
EMPLOYMENT AGREEMENT
WITH ELAINE AGUILAR
TO PERFORM SPECIALIZED AND
TEMPORARY SERVICES
AS INTERIM CITY MANAGER

This agreement is entered into December 10, 2016 by and between the CITY OF SIERRA MADRE, a municipal corporation, hereafter referred to the "City" and Elaine Aguilar, hereafter referred to as "Employee".

WHEREAS, with the retirement of City Manager, Elaine Aguilar, effective December 10, 2016, the City is in immediate need of temporary Interim City Manager services during the transition period for recruitment of a new City Manager and any required mentoring and training of such newly appointed City Manager; and

WHEREAS, Elaine Aguilar was previously employed by the City of Sierra Madre as its City Manager before her retirement on December 10, 2016, and possesses the requisite specialized skills and institutional knowledge needed by the City and is available to provide services as Interim City Manager during the transition period to a permanent appointment of a full time City employee as City Manager; Elaine Aguilar's services may include a short period of mentoring and training of the City's anticipated appointment of a new full time City Manager through a recruitment process which has already been initiated; and

WHEREAS, Elaine Aguilar as a Public Employees Retirement System ("PERS") annuitant, is limited in her ability to accept public employment pursuant to Government Code Sections 21221(h) and may not work more than 960 hours within a fiscal year; and

WHEREAS, Government Code Section 7522.56(f)(1) provides an exception from the 180-day "wait" period following the date of retirement for hiring an annuitant to perform critically needed position, such as City Manager, which position is the head of all operations in the City implementing City Council policy, regulations and the municipal code; and

WHEREAS, the City Council has also certified in a separate Resolution, pursuant to Government Code Section 7522.56(f)(1), that the City Manager position is a critically needed position which must be filled immediately, while the City actively recruits for replacement; and

WHEREAS, Elaine Aguilar is able to provide temporary services to the City of Sierra Madre under the terms of this Agreement and within the constraints of Government Code Section 21221(h) as a PERS annuitant and City desires to hire Elaine Aguilar on these terms to provide specialized services of a limited duration.

NOW THEREFORE, in consideration of the above stated desires and the mutual covenants, terms and conditions, herein contained, the parties hereto mutually and freely agree as follows:

SECTION 1 – EMPLOYMENT CONDITIONS AND DUTIES

a. Employee is appointed by and shall serve at the pleasure of the City Council as Interim City Manager. Employee has performed her due diligence to confirm with PERS that she may accept this temporary appointment as a PERS annuitant.

b. The Employee shall be responsible for performing duties of the position of City Manager, as set forth in Sierra Madre Municipal Code Section 2.08.070, as well as providing mentoring and training to an anticipated permanent full time equivalent employee to the position of City Manager.

SECTION 2 – EMPLOYMENT TERM

a. The City agrees to employ Employee and Employee agrees to be employed and remain in the employment of the City for a term beginning December 10, 2016 and ending not later than December 1, 2017 or 960 hours, whichever comes first. This is an at-will position and Employee has no property interest in her position.

b. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the rights of the City to terminate the services of the Employee at any time during such employment terms or any renewal thereof subject to the provisions as set forth in this agreement.

c. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right to resign at any time from this position with the City, subject to the provisions as set forth in this agreement.

SECTION 3 – EMPLOYEE RESIGNATION

In the event the Employee terminates this Employment Agreement by voluntary resignation, in writing, before expiration of the employment terms or any renewal(s) thereof Employee shall not be entitled to any severance pay but shall be entitled to payment in full for consideration during pay period. In the event that the Employee voluntarily resigns this position before normal expiration date of the employment terms or any renewal she shall give the City at least 10 (10) days advanced written notice unless the parties agree otherwise. The Employee, should she resign, shall be paid for any earned salary to which she is entitled as of the final day on City payroll.

SECTION 4 – EMPLOYMENT TERMINATION

Employee serves in an at-will capacity as Interim City Manager. The City Council, by majority action, may terminate or remove the Employee with or without cause.

SECTION 5 – WORK HOURS

The City Manager and Employee shall coordinate the work schedule based upon needs of the City.

SECTION 6 – SALARY

The City shall pay the Employee for all services rendered and worked pursuant to this agreement at \$75.80 per hour, which represents the annual salary of the City Manager classification divided by 173.333, as required by Government Code Section 21224(a). Employee's salary will be paid on a bi-weekly basis in conformance with the City's established pay periods and pay days; it is expected and anticipated that Employee will work a minimum of 40 hours a week, and that her weekly compensation, as an FLSA exempt employee, will be \$3,032. The Employee shall not receive benefits, incentives or compensation in lieu of benefits, sick leave, holiday, vacation pay or any other form of compensation in addition to the hourly rate during his employment under this employment agreement.

SECTION 7 – INDEMNIFICATION

If the employee is named as a party in litigation relating to Employee's actions or inactions as a City employee, the City shall defend Employee and pay any judgment which may be entered against Employee, consistent with the terms of applicable law including Government Code 810 et seq

SECTION 8 – ENTIRE AGREEMENT AND AMENDMENTS

a. This agreement supersedes any and all other agreements between the parties hereto with respect to the employment of the Employee by the City and contains all of the covenants and agreements between the parties with respect to such employment. Each party to this Agreement acknowledges that no representations, inducement, promise, or agreements have been made by any party or anyone acting on behalf of any party orally or otherwise which are not embodied herein.

b. No other agreement, statement or promise not contained in this Agreement shall be valid or binding or shall be used in interpreting the meaning of this Agreement.

c. Amendments, modifications or changes may be made to this Agreement and shall become effective on the date contained therein when executed in writing and mutually signed by both parties to this Agreement.

d. This Agreement and any amendments, modifications or changes thereto shall be binding upon the City during its term.

e. This Agreement and any amendments, modifications or changes thereto shall be binding upon the Employee and inure to the benefit of the heirs at law and executors of the Employee.

SECTION 9 – SEVERABILITY

If any provision or any portion hereof is held to be unconstitutional invalid or unenforceable, the remainder to this Agreement or portion thereof shall be deemed severable, shall not be affected, and shall remain in full force and effect.

“EMPLOYEE”

“CITY”

Elaine Aguilar

Gene Goss, Mayor

ATTEST:

Melinda Carillo, City Clerk
(seal)

RESOLUTION 16-69

RESOLUTION OF THE CITY OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE REQUESTING APPROVAL OF PUBLIC EMPLOYEES' RETIREMENT SYSTEM (PERS) FOR HIRING OF ANNUITANT FOR TEMPORARY APPOINTMENT TO CRITICAL POSITIOIN OF INTERIM CITY MANAGER PURSUANT TO GOVERNMENT CODE SECTIONS 21221(h) AND 7522.56(f)(1)

WHEREAS, the position of City Manager is a critical position to the City of Sierra Madre (City) as the City is a Council/manager type of government and the City Manager is the head of all operations within the City. With the December 10, 2016 retirement of City Manager, Elaine Aguilar, the City must provide continuing City Manager services to provide direction for all municipal operations during the transition period for recruitment and appointment and training/mentoring of a new full time City Manager; and

WHEREAS, recruitment and training/mentoring of a new employee to fulfill the City Manager position, requiring specialize skills and services critical to the organization, is anticipated to take three to six months; and

WHEREAS, the City's soon-to-be-retired City Manager, Elaine Aguilar, possesses the specialized skills and institutional knowledge required to serve as the Interim City Manager during the recruitment process and provide short-term training and mentoring, as necessary, to ensure transition and continuity of critical services through a newly recruited and appointed full time City Manager; and

WHEREAS, Elaine Aguilar, will be a Public Employees Retirement System (PERS) annuitant, retiring from the City of Sierra Madre service on December 10, 2016 with no retirement incentive and is willing to accept temporary employment with the City of Sierra Madre, within the parameters of Government Code Section 21221(h), as reflected in the attached Exhibit A Employment Agreement; and

WHEREAS, Government Code Section 7522.56(f)(1) provides an exception from the 180-day "wait" period following the date of retirement for hiring a PERS annuitant to perform critically needed services; and

WHEREAS, the position of City Manager is a critically needed position within the meaning of Government Code Section 7522.56(f)(1) which can be most expediently filled on a temporary basis with the PERS annuitant who possesses these specialized skills, as well as familiarity with the all City departments (as head of operations) and the community, and is available to provide such critical and specialized services for a limited duration while the City recruits for and trains her replacement; and

WHEREAS, the City seeks approval from PERS that the hiring of Elaine Aguilar to perform specialized services as Interim City Manager, including training and mentoring of a newly appointed City Manager through a recruitment process, for a limited duration, not to

exceed 960 hours within a fiscal year and for an hourly rate consistent with the parameters of Government Code Section 21221(h) shall not trigger reinstatement for this PERS annuitant.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Sierra Madre that:

1. Pursuant to Government Code Section 7522.56(f)(1), the City Council certifies that the position of City Manager is a critically needed position and that the City cannot wait 180 days to fill the position on a temporary basis; and

2. Subject to approval by PERS, Elaine Aguilar is appointed as Interim City Manager, pursuant to the terms of the Employment Agreement attached as Exhibit A; and

3. The City Council requests that PERS approve temporary employment of PERS annuitant (effective December 10, 2016) Elaine Aguilar to serve as Interim City Manager during the period of recruitment for appointment of a full time City Manager and perform specialized training and mentoring of a newly appointed City Manager for a limited duration, which shall not exceed 960 hours per fiscal year as necessary until appointment and training/mentoring of a new full time City Manager is completed, as set forth in the Employment Agreement attached as Exhibit A.

The City Clerk shall certify to the passage and adopt of this Resolution and enter it in the book of original Resolutions.

I HEREBY CERTIFY the foregoing resolution was duly adopted by the City Council of the City of Sierra Madre, California, at a regular meeting held on the 8th day of November, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gene Goss. Mayor

ATTEST:

Melinda Carillo, City Clerk
(seal)