

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMMERCE AMENDING THE COMMERCE MUNICIPAL CODE (“CMC”) BY MODIFYING TITLE 15 THEREOF ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING, ELECTRICAL, PLUMBING, MECHANICAL AND RESIDENTIAL CODES WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO AND ADDING A CHAPTER FOR AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS.

WHEREAS, the City of Commerce (“City”) is a general law City, incorporated under the laws of the State of California; and

WHEREAS, State law requires local governments to enforce California’s Title 24 the State’s Building Codes; and

WHEREAS, the proposed Ordinance is necessary to preserve the public peace, health, safety and welfare of the City of Commerce; and

WHEREAS, it is the intent of the City Council, in enacting this ordinance, to adopt the 2025 California Codes Title 24 pertaining to Building and Construction Codes regulations; and

WHEREAS, Assembly Bill 1236 specifically adds Section 65850.7 to the Government Code, relating to local ordinances, to require cities to adopt by ordinance an expedited permitting process for electric vehicle charging stations; and

WHEREAS, Assembly Bill 130 amended Section 17958 of the Health & Safety Code, limiting modifications to residential building standards between 2025 and 2031; and

WHEREAS, it is the intent of the City Council, in enacting this ordinance, to adopt the 2025 California Building Standards Codes, Title 24, with local amendments appropriate to the City of Commerce.

WHEREAS, pursuant to and in accordance with provisions of the California Environmental Quality Act (Public Resources Code Section 21000 et seq., (herein referenced to as “CEQA”)), the State of California Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code of Regs. Section 15000, et seq., (herein referred to as the “CEQA Guidelines”)), the City is the “lead agency” for the

preparation and consideration of environmental documents for “projects”, as the term is defined in Section 15378 of the CEQA Guidelines; and

WHEREAS, all other legal prerequisites for the adoption of this Ordinance were satisfied.

NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF COMMERCE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: The City Council hereby finds that the adoption of this Ordinance is exempt from CEQA because it is a code amendment to adopt the latest and updated versions of the all relevant construction codes, which will not have a direct or reasonably foreseeable indirect physical change in the environment and does not qualify as a “project” under CEQA because it will not make physical changes to the environment pursuant to CEQA Guidelines Section 15378(b)(5). In addition, the Ordinance is also exempt from CEQA under CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3) - Common Sense Exemption where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and CEQA Guidelines Sections § 15301 and § 15303. All future construction will require their own environmental review as outlined by CEQA guidelines.

Section 2: Findings and local conditions.

- A. On January 1, 2026, California law requires that all portions of the 2025 California Code of Regulations Title 24 will be effective within the City.
- B. The City may amend the provisions of the California Code of Regulations Title 24 provided express findings for each amendment, addition or deletion is made based upon climatic, topographical or geological conditions.
- C. The City shall file the amendments, additions or deletions with California Building Standards Commission.
- D. The Building Official has recommended modifying certain parts of California Code of Regulations Title 24 due to local climatic, topographical and geological conditions in the City of Commerce.
- E. The findings supporting the necessity for the amendments to building standards herein are contained in Exhibit B to this Ordinance in accordance with California Health and Safety Code Section 18941.5 and are incorporated by reference herein.
- F. The Commerce City Council hereby finds, determines and declares that those certain amendments to the State Code are appropriate and necessary to meet local conditions existing in the City of Commerce, and this Council hereby further finds, determines and declares that each such change is required for the protection of the public safety and is reasonably necessary because of local climatic, geological conditions.

G. In accordance with CEQA Guidelines Sections § 15060(c)(2), § 15061(b)(3), § 15301, § 15303, and § 15378(b)(5), the adoption of local amendments to the California Building Standards Code and amendments to the CMC, are exempt from the provisions of CEQA.

Section 3: The purpose of this Ordinance is to amend the CMC by adopting by reference, the 2025 California Building, Electrical, Plumbing, Mechanical, Residential Codes, with certain additions and deletions thereto, and add a new chapter to provide an expedited, streamlined permitting process for electric vehicle charging stations. Therefore, set forth in Exhibit “A” of this Ordinance the City of Commerce Municipal Code is hereby amended by repealing Chapters 15.07, 15.08, 15.09, 15.10, 15.11, 15.12, 15.13 of Title 15, and adding new Chapters 15.07, 15.08, 15.09, 15.10, 15.11, 15.12, 15.13 to Title 15.

Section 4: **Continuation of existing law.** Where they are substantially the same as existing law, the provisions of the City of Commerce Buildings and Construction Code shall be considered continuations of existing law and shall not be considered new enactments.

Section 5: **Maintenance and distribution of code.** Not less than one copy of the City of Commerce Buildings and Construction Codes, duly certified by the City Clerk, shall be kept on file in the office of the City Clerk for examination and use by the public. Amendments to this code shall be noted by ordinance number on the appropriate pages of such code of this code and one complete file of amendatory ordinances, indexed for ready reference, shall be maintained in the office of the City Clerk for use and examination by the public. Distribution or sale of additional copies of this code shall be made as directed by the City Council. In addition, one copy of said City of Commerce Building and Construction Codes may likewise be maintained by the Director of Community Development for examination and use by the public.

Section 6: **Catchlines of sections.** The catchlines of the several sections of this code printed in boldface type are intended as mere catchwords to indicate the contents of the section and shall not be deemed or taken to be titles of such sections; nor as any part of the section, nor, unless expressly so provided, shall they be so deemed when any of such sections, including the catchlines, are amended or reenacted.

Section 7: **Severability of provisions.** If any section, subsection, sentence, clause, phrase or portion of this ordinance and/or the code adopted thereby is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Commerce City Council hereby declares that it would have adopted this Ordinance and the code adopted thereby and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions thereof may be declared invalid or

unconstitutional.

Section 8: Certification and publication. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duly designated posting places within the City and published once within fifteen (15) days after passage and adoption as required by law, or in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and, within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post a certified copy of this Ordinance, and shall cause the same to be filed with the California Building Standards Commission at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833, together with the vote for and against the same, in the Office of City Clerk.

Section 9: Effective Date. This Ordinance will take effect on January 1st, 2026.

[Signatures on the following page]

PASSED, APPROVED AND ADOPTED this ____th day of _____ 2025.

Ivan Altamirano, Mayor

ATTEST:

Lena Shumway
City Clerk

EXHIBIT “A”

TITLE 15

BUILDINGS AND CONSTRUCTION

CHAPTER 15.07 BUILDING CODE ADMINISTRATION

15.07.010 Purpose.

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

15.07.020 Permit required.

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

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

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

- A. Work exempt from permit. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code, other laws, ordinances, or regulations, or required approvals from other City Departments and State and federal agencies.
- B. A building permit shall not be required for the following:
 - 1. Work not regulated by the Building Code, except where deemed necessary by the Building Official to enforce other Federal and/or State Laws, State disabled access requirements, or to enforce City ordinances or policies.

2. Painting; wallpapering; installing carpet, vinyl, tile, and similar floor coverings, cabinets, counter tops and similar finish work where disabled access requirements do not apply.
3. Repairing broken window glass not required by the Building Code to be safety or security glazing.
4. One-story detached accessory buildings used as tool and storage sheds, shade structures, pump houses, and similar uses, provided the gross floor area does not exceed 120 square feet (11.15 m^2), the height does not exceed 12 feet (3.69 m), and the maximum roof projection does not exceed 24 inches (610 mm).
5. Chain-link, wrought-iron and similar fences not more than 12 feet in height.
6. Masonry, concrete, wood and similar fences not more than 6 feet in height.
 - a. Exception: Wood fences not more than 8 feet in height with 60 percent or more of the fence open and incapable of being loaded by wind.
7. Retaining walls that retain not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding a Class I, II, or III-A liquids.
8. Ground-mounted radio and television antenna towers that do not exceed 45 feet in height and ground-supported dish antennas not exceeding 15 feet in height above finished grade in any position.
9. Light standards which do not exceed 30 feet (9,144 mm) in height.
10. Flagpoles not erected upon a building and not more than 15 feet (4,572 mm) high.
11. Tanks not storing hazardous material as defined in the Fire Code provided that:
 - a. Steel tanks are supported on a foundation not more than 2 feet (610 mm) above grade and the overall height to diameter or width does not exceed $1\frac{1}{2}$ times the diameter.
 - b. Water tanks constructed of materials other than steel, including cisterns and rain barrels, are supported directly on grade, the overall height to diameter or width does not exceed $1\frac{1}{2}$ times the diameter, and the capacity does not exceed 5000 gallons (18925 L).
12. Gantry cranes and similar equipment.
13. Motion picture, television and theater stage sets and scenery. Buildings or structures constructed as part of a set or as scenery shall not be occupied or used for any other purpose.
14. A playhouse or tree house provided that:
 - a. It does not exceed 64 square feet (5.94 m^2) in area nor 8 feet (2438 mm) in height from floor to roof.
 - b. The ceiling height as established by door height or plate line does not exceed 6 feet (1829 mm).
15. Canopies or awnings, completely supported by the exterior wall, attached to a Group R-3 or U Occupancy, and extending not more than 54 inches (1372 mm) from the exterior wall of the building, and not encroaching into

the public right-of-way or any required fire separation distance specified by this Code.

16. Sheds, office or storage buildings, and other structures that are less than 1,500 square feet (139 m²) and incidental to work authorized by a valid grading or building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.
17. Oil derricks.
18. Decks, walks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below, and which are not part of an accessible route.
19. Prefabricated swimming pools and other bodies of water accessory to a Group R-3 Occupancy that are less than 18 inches (0.46 m) deep, or do not exceed 5,000 gallons (18,927 L) and are installed entirely above adjacent grade.
20. Playground equipment.
21. One-story detached animal cages and kennels, chicken coops, and animal pens provided the gross floor area does not exceed 300 square feet (37.2 m²) and the height does not exceed 6 feet (1.8 m) and at least one horizontal dimension does not exceed 12 feet (3.69 m).
22. Non-combustible livestock shelters provided that the gross floor area does not exceed 300 square feet (27.9 m²), the height does not exceed 12 feet (3.69 m), and at least 3 sides are each a minimum of 65 percent open.
23. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

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

1. Minor repair work, such as the replacement of lamps, switches, receptacle devices, sockets, and the like, or the connection of portable motor and appliances to suitable receptacles which have been permanently installed.
2. The wiring for temporary theater, motion picture or television stage sets.
3. Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
4. Low-energy power, control, and signal circuits are not an integral part of an appliance and in which the power is limited from a source having a rated output of not more than 30 volts and 1,000 volt-amperes.
5. Temporary decorative lighting.
6. The installation of temporary wiring for testing or experimental purposes within suitable facilities.
7. Replacement of over-current devices of the same type and the same rating.
8. Portable generators, portable motors, appliances, tools, power outlets, and other portable equipment connected by means of a cord or cable having an attachment plug.

9. Private telephone, intercom, sound and communication systems; provided, however, that the above system(s) do not exceed the value as indicated in (c) and (d) of this section. A permit shall be obtained for the power supplies required by the above systems.

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

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

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

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

15.07.030 Expiration and Extension of Applications.

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

1. The applicant submits a written request demonstrating that the delay was due to circumstances beyond the applicant's control.
2. For extensions requested prior to expiration, the request is submitted before the expiration date.

3. For extensions requested after expiration, the request is submitted within twelve (12) months following the date of expiration.
 4. An extension fee, in an amount determined by the Building Official, not to exceed twenty-five percent (25%) of the original plan check fee, is paid for each extension; and
 5. The total cumulative extension period shall not exceed two (2) years from the original expiration date, with extensions issued only in increments not exceeding one hundred eighty (180) days, and a separate extension fee required for each extension granted.
 6. Any extension granted after expiration shall be deemed a continuation of the original application and shall not constitute a reissuance or a new application.
 7. Once an application, including any extension thereof, has expired without further extension, the applicant shall file a new application, submit new plans and calculations, and pay all applicable fees in accordance with the codes and regulations then in effect.
- B. Expiration of Permits. Every permit issued under the provisions of this Code shall expire by limitation and become null and void if any of the following conditions occur:
1. The work authorized by such permit is not commenced within one (1) year from the date of permit issuance; or
 2. No required building inspection, as defined in this Code and as identified on the Job Record issued with the permit, is approved by the Building Official within one (1) year from the date of the last approved inspection.
 3. Partial inspections, or inspections related solely to electrical, mechanical, plumbing, grading, or reroofing, shall not constitute a required building inspection unless such work is integral to the primary building permit.
 4. Supplemental permits for electrical, grading, mechanical, plumbing, or reroofing shall remain valid so long as the associated primary building permit remains active.
 5. The Building Official may, at their discretion, grant one or more extensions of time, each not to exceed one hundred eighty (180) days, to prevent or cure the expiration of a permit, provided that:
 - a. The permittee submits a written request demonstrating that the delay in progress was due to circumstances beyond the permittee's control;
 - b. For extensions requested prior to expiration, the request is submitted before the expiration date;
 - c. For extensions requested after expiration, the request is submitted within twelve (12) months following the date of expiration; and
 - d. An extension fee, in an amount determined by the Building Official, not to exceed twenty-five percent (25%) of the original permit fee, is paid for each extension.

6. Multiple extensions may be granted to cover the requested period of time; however, each extension shall be issued in increments not exceeding one hundred eighty (180) days, and a separate extension fee shall apply to each extension granted.
7. Any extension granted after expiration shall be deemed a continuation of the original permit and shall not constitute a reissuance or issuance of a new permit.
8. If no extension is granted, the permit shall remain expired and no further work shall be performed under that permit. The permittee shall be required to submit a new permit application, including all required plans and calculations, and pay all applicable fees in accordance with the codes and regulations then in effect.

15.07.040 Fees and Refunds.

- A. Permit and Inspection Fees. Permit fees shall be as specified per section 15.08.030. of this code. Permit fees shall be paid at the time of permit issuance. An inspection fee may be assessed for reinspection, as determined by the Building Official, for any of the following reasons:
1. The portion of work for which inspection is requested is not complete.
 2. Corrections given are not completed;
 3. There is inadequate work site access preventing inspection;
 4. The inspection record card is not posted or otherwise available on the work site;
 5. The approved plans are not available for the inspector;
 6. Work has deviated from the approved plans and has not been approved by the Building Official.

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

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

- B. Plan Checking or Plan Review fees for Buildings or Structures.
- When an application for a building permit is submitted for review, a fee shall be paid to the Building Official. Said fee shall be equal to 85 percent of the building permit fee as specified per section 15.08.030 of this code.

In addition to the aforementioned fees, the Building Official may require additional charges for review required by changes, additions or revisions of approved plans or reports, and for services beyond the first and second check due to changes, omissions or errors on the part of the applicant. The payment of said fees shall not

exempt any person from compliance with other provisions of this Code.

The fees specified in this Section are separate fees from the permit fees specified in Section 15.07.040 (A)

- C. Plan Check Fee Refunds. Plan check fees may be refunded up to a maximum of eighty percent (80%) of the original plan check fee, provided that:
1. No plan review has been performed;
 2. A written request for a refund is submitted to the Building Official within one (1) year from the date of payment;
 3. The refundable amount exceeds the equivalent of the minimum fee for the review of drawings and data which are sufficient to determine nature and scope of work in lieu of submittal of plans and specifications, as determined by the current adopted fee schedule.
 4. The Building Official shall determine eligibility and the amount of any refund in accordance with these provisions.
- D. Permit Fee Refunds. Permit fees may be refunded to a maximum of eighty percent (80%) of the original permit fee, provided that:
1. No portion of the work authorized by the permit has commenced; and
 2. The permit has been cancelled;
 3. A written request for refund is submitted to the Building Official within one (1) year from the date of permit cancellation or expiration; and
 4. The refundable amount exceeds the equivalent of the minimum fee for the review of drawings and data which are sufficient to determine nature and scope of work in lieu of submittal of plans and specifications, as determined by the current adopted fee schedule.
 5. Permit issuance fees are non-refundable. The Building Official shall determine eligibility and the amount of any refund in accordance with these provisions.

15.07.050 Valuation.

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

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

15.07.060 Certificates.

- A. Certificate of Occupancy. Upon passing final inspection and demonstrating compliance with this Code, applicable laws, ordinances, rules, and regulations, and upon full payment of all required fees, the Building Official may issue a Certificate of Occupancy upon written request by the permit holder.
 - 1. The Certificate of Occupancy shall include the following information:
 - a. The building permit number;
 - b. The address of the building or structure;
 - c. A description of the portion of the building covered by the certificate;
 - d. A statement that the described portion was inspected and found to comply with applicable codes and regulations for the intended occupancy and use classification;
 - e. The date of final approval; and
 - f. Any additional information deemed necessary by the Building Official.
- B. Temporary Certificate of Occupancy. The Building Official may issue a Temporary Certificate of Occupancy for the use or occupancy of any portion of a building or structure prior to the completion of all permitted work, provided it is determined that no substantial hazard will result from such use or occupancy.
 - 1. A Temporary Certificate of Occupancy shall:
 - a. Specify the portion of the building or premises to be occupied;
 - b. Be valid for an initial period of thirty (30) calendar days; and
 - c. Be subject to a fee per 30-day period, as established by the adopted fee schedule.
 - 2. If additional time is needed, the Building Official may, upon written request and justification, approve a longer duration by allowing multiple 30-day periods to be purchased in advance. The total authorized time shall be based on project-specific conditions and shall remain at the discretion of the Building Official.
 - 3. Upon expiration of a Temporary Certificate of Occupancy and any approved extensions, no portion of the building or premises shall be occupied until final approval, or a Certificate of Occupancy is issued.

15.07.070 Recordation of Violation.

- 1. General. The Building Official may record a notice with the County Recorder's Office that a property, building, or structure, or any part thereof, is in violation of any provision of this Code provided that the provisions of this Section are complied with. The remedy provided by this Section is cumulative to any other enforcement actions permitted by this Code.
- 2. Recordation. If (1) the Building Official determines that any property, building, or structure, or any part thereof is in violation of any provision of this Code; and if (2) the Building Official gives written notice as specified below of said

violation; then the Building Official may have sole discretion to, at any time thereafter, record with the County Recorder's Office a notice that the property and/or any building or structure located thereon is in violation of this Code.

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

3. Notice. The written notice given pursuant to this Section shall indicate:
 - a) The nature of the violation(s); and
 - b) That if the violation is not remedied to the satisfaction of the Building Official, the Building Official may, at any time thereafter, record with the County Recorder's Office a notice that the property and/or any building or structure located thereon is in violation of this Code. The notice shall be posted on the property and shall be mailed to the owner of the property as indicated on the last equalized County Assessment roll. The mailed notice may be by registered, certified, or first-class mail.
4. Rescission. Any person who desires to have recorded a notice rescinding the notice of violation must first obtain the necessary approvals and permit(s) to correct the violation. Once the Building Official determines that the work covered by such permit(s) has been satisfactorily completed, the Building Official may record a notice rescinding the prior notice of violation.
5. Costs. Any person that violates any provision of this Code shall be responsible for the costs of any and all Code enforcement actions taken by the Building Official in response to such violations. These costs shall be based on the amounts shall be as specified per section 15.08.030 of this code.
6. Work without Permit. Whenever any work has commenced without a permit as required by the provisions of this Code, a special investigation shall be made prior to the issuance of the permit. An investigation fee specified as per section 15.08.030 of this code, shall be collected for each permit so investigated.

Exception: When the building official has determined that the owner-builder of a one- or two-family dwelling, accessory building or accessory structure had no knowledge that a permit was necessary and had not previously applied for a permit from the Building Division of the City, the investigation fee shall be as specified per section 15.08.030 of this code. The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.
7. Noncompliance Fee. If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the building official shall have the authority to collect a noncompliance fee.

The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order

will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

CHAPTER 15.08 BUILDING CODE

15.08.010 California Building Code adopted.

Chapter 1, Division II through Chapter 35 and Appendices C, F, H, I, J, O, P and Q of 2025 California Building Code, Title 24 Part 2 of California Code of Regulations, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Commerce Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except as revised in this ordinance by section 15.08.020 below,

The administration of the Building Code shall be as set forth in Chapter 15.07 of City of Commerce Municipal Code.

In accordance with Section 50022.6 of the California Government Code, not less than one copy of said Building Code together with any and all amendments thereto proposed by the City of Commerce, has been and is now filed in the Community Development Department, and shall remain on file with the Building Official, shall collectively be known as the *City of Commerce Building Code* and may be cited as Chapter 15.08 of the City of Commerce Municipal Code.

15.08.020 Building Code amended.

1. Section 101.1 Title amended in its entirety to read:
101.1 Title. These regulations shall be known as the Building Code of City of Commerce, hereinafter referred as "this code".
2. The following sections of Chapter 1 Division II are deleted.
104.7, 105.2, 105.3.2, 105.5, 107.5, 109.3, 111.1, 111.2, 111.3

15.08.030 Building Code Fees.

The fees adopted by Section 15.08.010 shall apply to fees arising under the building code, except where a different fee has been adopted by resolution of the City Council.

15.08.040 Effect of Adoption.

The adoption of the Building Code and the repeal, addition or amendment of ordinances by this code shall not affect the following matters:

- (a) Actions and proceedings which began the effective date of this code.
- (b) Prosecution for ordinance violations committed before the effective date of this code.
- (c) Licenses and penalties due and unpaid at the effective date of this code, and the collection of these licenses and penalties.
- (d) Bonds and cash deposits required to be posted, filed or deposited pursuant to any ordinance.
- (e) Matters of record which refer to or are connected with ordinances the substances of which are included in this code; these references shall be construed to apply to the corresponding provisions of the code.

15.08.050 Penalty; Violations.

- (a) ***General penalty; continuing violations.*** Every act prohibited or declared unlawful and every failure to perform an act required by this code is a misdemeanor or an infraction as set forth in the said respective pertinent sections of this code and any person causing or permitting a violation of any such section of said code shall be subject to the penalties ascribed to each such section as set forth herein. Where silent as to whether a violation is a misdemeanor or infraction, said violation shall be a misdemeanor, and at the City Attorney's discretion, may prosecute such violation as either a misdemeanor or infraction in his/her discretion.
- (b) ***Violations including aiding, abetting, and concealing.*** Every person who causes, aids, abets or conceals the fact of a violation of this code is guilty of violating this code.
- (c) ***Enforcement by civil action.*** In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City.

TITLE 15

BUILDINGS AND CONSTRUCTION

CHAPTER 15.09 RESIDENTIAL CODE

15.09.010 Residential Code adopted.

Chapter 1, Division II through Chapter 10, Chapter 44 and Appendices AH, AJ, AQ, and AS of the 2025 California Residential Code, Title 24 Part 2.5 of the California Code of

Regulations, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the City of Commerce Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except as revised in this ordinance by section 15.09.020 below.

The administration of the Residential Code shall be as set forth in Chapter 15.07 of City of Commerce Municipal Code.

Not less than one copy of said Residential Code together with any and all amendments thereto proposed City of Commerce, has been and is now filed in the Community Development Department, and shall remain on file with the Building Official, shall collectively be known as the *City of Commerce Residential Code* and may be cited as Chapter 15.09 of the City of Commerce Municipal Code.

15.09.020 Residential Code Amended.

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

R301.1.3.2 Wood Frame Structures. The Building Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of wood frame construction more than two stories and basement in height located in Seismic Design Category A, B, or C. Notwithstanding other sections of law, the law establishing these provisions is found in Business and Professions Code Sections 5537 and 6737.1.

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

15.09.030 Residential Code Fees.

The fees adopted by Section 15.09.010 shall apply to fees arising under the residential code, except where a different fee has been adopted by resolution of the City Council.

15.09.040 Effect of Adoption.

The adoption of the Residential Code and the repeal, addition or amendment of ordinances by this code shall not affect the following matters:

- (a) Actions and proceedings which began the effective date of this code.

- (b) Prosecution for ordinance violations committed before the effective date of this code.
- (c) Licenses and penalties due and unpaid at the effective date of this code, and the collection of these licenses and penalties.
- (d) Bonds and cash deposits required to be posted, filed or deposited pursuant to any ordinance.
- (e) Matters of record which refer to or are connected with ordinances the substances of which are included in this code; these references shall be construed to apply to the corresponding provisions of the code.

15.09.050 Penalty; Violations.

- (a) ***General penalty; continuing violations.*** Every act prohibited or declared unlawful and every failure to perform an act required by this code is a misdemeanor or an infraction as set forth in the said respective pertinent sections of this code and any person causing or permitting a violation of any such section of said code shall be subject to the penalties ascribed to each such section as set forth herein. Where silent as to whether a violation is a misdemeanor or infraction, said violation shall be a misdemeanor, and at the City Attorney's discretion, may prosecute such violation as either a misdemeanor or infraction in his/her discretion.
- (b) ***Violations including aiding, abetting, and concealing.*** Every person who causes, aids, abets or conceals the fact of a violation of this code is guilty of violating this code.
- (c) ***Enforcement by civil action.*** In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City.

TITLE 15 BUILDINGS AND CONSTRUCTION

CHAPTER 15.10 ELECTRICAL CODE

15.10.010 Electrical Code Adopted.

Article 89, Article 90, Chapters 1 through 9, and Annexes A, B, C, D, E, F, G, I, and J of the 2025 California Electrical Code, Title 24 Part 3 of the California Code of Regulations, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022. 10 of the Government Code of the State of California as though fully set forth herein and made a part of the Commerce Municipal Code with the same force and effect

as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

The administration of the Electrical Code shall be as set forth in Chapter 15.07 of City of Commerce Municipal Code.

Not less than one copy of said Electrical Code together with any and all amendments thereto proposed by City of Commerce, has been and is now filed in the Department of Economic Development and Planning, shall remain on file with the Building Official, shall collectively be known as the *City of Commerce Electrical Code* and may be cited as Chapter 15.10 of the City of Commerce Municipal Code.

15.10.020 Electrical Code Fees.

The fees adopted by Section 15.10.010 shall apply to fees arising under the electrical code, except where a different fee has been adopted by resolution of the City Council.

15.10.030 Effect of Adoption.

The adoption of the Electrical Code and the repeal, addition or amendment of ordinances by this code shall not affect the following matters:

- (a) Actions and proceedings which began the effective date of this code.
- (b) Prosecution for ordinance violations committed before the effective date of this code.
- (c) Licenses and penalties due and unpaid at the effective date of this code, and the collection of these licenses and penalties.
- (d) Bonds and cash deposits required to be posted, filed or deposited pursuant to any ordinance.
- (e) Matters of record which refer to or are connected with ordinances the substances of which are included in this code; these references shall be construed to apply to the corresponding provisions of the code.

15.10.040 Penalty; Violations.

- (a) ***General penalty; continuing violations.*** Every act prohibited or declared unlawful and every failure to perform an act required by this code is a misdemeanor or an infraction as set forth in the said respective pertinent sections of this code and any person causing or permitting a violation of any such section of said code shall be subject to the penalties ascribed to each such section as set forth herein.

Where silent as to whether a violation is a misdemeanor or infraction, said violation shall be a misdemeanor, and at the City Attorney's discretion, may prosecute such violation as either a misdemeanor or infraction in his/her discretion.

- (b) **Violations including aiding, abetting, and concealing.** Every person who causes, aids, abets or conceals the fact of a violation of this code is guilty of violating this code.
- (c) **Enforcement by civil action.** In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City.

TITLE 15 BUILDINGS AND CONSTRUCTION

CHAPTER 15.11 MECHANICAL CODE

15.11.010 Mechanical Code Adopted.

Chapter 1, Division II through Chapter 17 and Appendices B, C, and D of the 2025 California Mechanical Code, Title 24 Part 4 of the California Code of Regulations, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the City of Commerce Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

The administration of the Mechanical Code shall be as set forth in Chapter 15.07 of City of Commerce Municipal Code.

Not less than one copy of said Mechanical Code together with any and all amendments thereto proposed by City of Commerce, has been and is now filed in the Community Development Department and shall remain on file with the Building Official, shall collectively be known as the *City of Commerce Mechanical Code* and may be cited as Chapter 15.11 of the City of Commerce Municipal Code.

15.11.020 Mechanical Code Fees.

The fee schedules adopted by Section 15.11.010 shall apply to fees arising under the mechanical code, except where a different fee has been adopted by resolution of the City Council.

15.11.030 Effect of Adoption.

The adoption of the Mechanical Code and the repeal, addition or amendment of ordinances by this code shall not affect the following matters:

- (a) Actions and proceedings which began the effective date of this code.
- (b) Prosecution for ordinance violations committed before the effective date of this code.
- (c) Licenses and penalties due and unpaid at the effective date of this code, and the collection of these licenses and penalties.
- (d) Bonds and cash deposits required to be posted, filed or deposited pursuant to any ordinance.
- (e) Matters of record which refer to or are connected with ordinances the substances of which are included in this code; these references shall be construed to apply to the corresponding provisions of the code.

15.11.040 Penalty; Violations.

- (a) ***General penalty; continuing violations.*** Every act prohibited or declared unlawful and every failure to perform an act required by this code is a misdemeanor or an infraction as set forth in the said respective pertinent sections of this code and any person causing or permitting a violation of any such section of said code shall be subject to the penalties ascribed to each such section as set forth herein. Where silent as to whether a violation is a misdemeanor or infraction, said violation shall be a misdemeanor, and at the City Attorney's discretion, may prosecute such violation as either a misdemeanor or infraction in his/her discretion.
- (b) ***Violations including aiding, abetting, and concealing.*** Every person who causes, aids, abets or conceals the fact of a violation of this code is guilty of violating this code.
- (c) ***Enforcement by civil action.*** In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City.

TITLE 15

BUILDINGS AND CONSTRUCTION

CHAPTER 15.12 PLUMBING CODE

15.12.010 Plumbing Code Adopted.

Chapter 1, Division II through Chapter 17 and Appendices A, B, D, H, I, and J of the 2025 California Plumbing Code, Title 24 Part 5 of the California Code of Regulations, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the City of Commerce Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

The administration of the Plumbing Code shall be as set forth in Chapter 15.07 of City of Commerce Municipal Code.

Not less than one copy of said Plumbing Code together with any and all amendments thereto proposed by the City of Commerce, has been and is now filed in Community Development Department and shall remain on file with the Building Official, shall collectively be known as the City of Commerce Plumbing Code and may be cited as Chapter 15.12 of the City of Commerce Municipal Code.

15.12.020 Plumbing Code Fees.

The fee schedules adopted by Section 15.12.010 shall apply to fees arising under the plumbing code, except where a different fee has been adopted by resolution of the City Council.

15.12.030 Effect of Adoption.

The adoption of the Plumbing Code and the repeal, addition or amendment of ordinances by this code shall not affect the following matters:

- (a) Actions and proceedings which began the effective date of this code.
- (b) Prosecution for ordinance violations committed before the effective date of this code.
- (c) Licenses and penalties due and unpaid at the effective date of this code, and the collection of these licenses and penalties.
- (d) Bonds and cash deposits required to be posted, filed or deposited pursuant to any ordinance.
- (e) Matters of record which refer to or are connected with ordinances the substances of which are included in this code; these references shall be construed to apply to

the corresponding provisions of the code.

15.12.040 Penalty; Violations.

- (a) **General penalty; continuing violations.** Every act prohibited or declared unlawful and every failure to perform an act required by this code is a misdemeanor or an infraction as set forth in the said respective pertinent sections of this code and any person causing or permitting a violation of any such section of said code shall be subject to the penalties ascribed to each such section as set forth herein. Where silent as to whether a violation is a misdemeanor or infraction, said violation shall be a misdemeanor, and at the City Attorney's discretion, may prosecute such violation as either a misdemeanor or infraction in his/her discretion.
- (b) **Violations including aiding, abetting, and concealing.** Every person who causes, aids, abets or conceals the fact of a violation of this code is guilty of violating this code.
- (c) **Enforcement by civil action.** In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the City.

TITLE 15 BUILDINGS AND CONSTRUCTION

CHAPTER 15.13 ELECTRIC VEHICLE CHARGING STATIONS

15.13.010 Purpose and Applicability.

The purpose of this chapter is to establish an expedited, streamlined electric vehicle charging stations permitting process to achieve timely and cost-effective installations of electric vehicle charging stations, and, to promote and encourage the use of electric vehicle charging stations and to limit obstacles to their use

This chapter applies to the permitting of all electric vehicle charging stations in the City. Electric vehicle charging stations legally established or permitted prior to the effective date of this chapter are not subject to the requirements of this chapter unless physical modifications or alterations are undertaken that materially change the size, type, or components of the electric vehicle charging stations in such a way as to require new permitting. Routine operation and maintenance shall not require a permit.

15.13.020 Definitions.

For the purpose of this Article, words and terms used in this Article shall have the meanings set forth in this Section. Where terms are not defined in this Section and are

defined elsewhere in this Code, or the Building Code, such terms shall have the meanings ascribed to them in such codes. Where terms are not defined through the methods authorized by this Section, such terms shall have their ordinary accepted meanings such as the context implies.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) or ELECTRIC VEHICLE CHARGING STATION. Consists of the conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

15.13.030 Application for Permit.

The application for permit shall meet the requirements of Sections 15.07.010 and may be submitted electronically through the online submittal system maintained by the Building Official.

Prior to applying for an expedited permit, the applicant shall verify that the installation meets all criteria in Section 15.13.050. Upon receipt of an incomplete application, a written correction notice shall be issued detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

Upon approval of a permit application by the Building Official, a permit, as applicable, will be issued for work described in the application.

Permit fees for the installation of electric vehicle charging stations or EVSEs shall be charged according to the applicable fees prescribed in Section 15.08.030 of this Code, or if a different fee has been adopted by resolution of the City Council.

15.13.050 Electric Vehicle Charging Station System Requirements.

1. General. The design of electric vehicle charging stations shall comply with this Section to qualify for expedited permit issuance.
2. Plug-in Electric Vehicle Infrastructure Permitting Checklist. The permit application for the electric vehicle charging stations must comply with the requirements of the plug-in electric vehicle infrastructure permitting checklist, which is contained in the most current version of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" published by the Governor's Office of Planning and Research of the State of California and as adopted by the Building Official.
3. Minimum Electric Vehicle Charging Station Standards. The electric vehicle charging station or EVSE shall be identified and listed for the application as referenced in the Electrical Code.
4. Compliance with Laws. The electric vehicle charging station or EVSE shall also comply with all other applicable City of Commerce Codes and California Health and Safety Laws.

15.13.060 Inspection Requirements.

All construction or work for electric vehicle charging stations for which a permit is required shall be subject to inspection by the Building Official and such construction work shall remain accessible and exposed for inspection purposes until approved by the Building Official as specified in Section 15.07.010 Building Code Administration.

EXHIBIT “B”

2025

LOCAL AMENDMENTS FINDINGS

I. GEOLOGICAL CONDITIONS

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

II. CLIMACTIC CONDITIONS:

Climatic events in Los Angeles County, which includes the City of Commerce, continue to have a short and long-term impact on building requirements. For example, damage and injuries related to El Nino type storms, drought and fires have driven changes to the building codes. These changes were based on lessons learned from these events and were developed to lessen the impact of the next climatic event.

The topography of Los Angeles County is diverse. It encompasses the islands of Santa Catalina, 35 miles offshore in the Pacific Ocean, the broad expanses of the Los Angeles basin and the San Fernando Valley, the Santa Monica Mountains that reach over 3,000 feet, the San Gabriel Mountains that exceed 10,000 feet, and the dry and sparsely populated Antelope Valley of the Mojave Desert.

Los Angeles County's climate is greatly affected by topography. Like the terrain, the climate of Los Angeles County is one of extremes. The complex coastal topography and mountainous regions, for example, can induce heavy precipitation. The mountain and foothill areas create special weather conditions. Moist air masses move inland from the Pacific and are cooled as they meet and rise over the mountains. This cooling produces heavy rainfalls on the windward slopes, known as the orographic effect.

Some of the heaviest 24-hour precipitation totals ever reported in the entire state of California were recorded in these local mountains. Over 26 inches of rain fell in just 24 hours in the San Gabriel Mountains in 1943. In fact, in 1998, the U.S. Department of Commerce estimated that the maximum probable 24-hour precipitation is over 48 inches for the mountain ranges of Los Angeles County. This type of precipitation makes floods more likely.

The entire County of Los Angeles, including the City of Commerce, has a distinct wet season. Floods are more frequent during this season. When a very wet winter follows several dry ones, severe flooding can occur. This creates severe hazards from mud and debris flows. Documented debris avalanches have occurred in Los Angeles County during at least 9 rainy seasons since 1915.

Wind is another complex climatic condition affecting Los Angeles County. Wind is a major factor affecting the size of wildfires. Specifically, the Santa Ana Winds occurring in late summer and early fall, compress air through mountain gaps into the Los Angeles Basin, warming the area by five degrees Fahrenheit for every 1,000 feet that it descends. These winds become hot and dry and reach gale force when descending into the basin. These winds in conjunction with topography create areas within Los Angeles County such as Malibu that have the highest levels of fire activity in the entire country.

Finally, lack of precipitation is another climatic condition found in Los Angeles County. Drought conditions from 1975 through 1977 caused agricultural damage and proliferated wildfires and landslides and thereby ushered in the era of low-flow water fixtures and natural landscaping as mandated in the County's building code.

CODE SECTION	TITLE (Clarification)	FINDINGS
Chapter 9 of Building Code	Fire Protection and Life Safety Systems	I. Geological Conditions and II. Climactic Conditions
R301.1.3.2	Wood Frame Structures	I. Geological Conditions