

ORDINANCE NO. xxxxxxxx

AN ORDINANCE OF THE COMMERCE CITY COUNCIL AMENDING THE COMMERCE MUNICIPAL CODE BY MODIFYING TITLE 15 THEREOF ADOPTING BY REFERENCE THE 2020 LOS ANGELES COUNTY BUILDING CODE (TITLE 26), ELECTRICAL CODE (TITLE 27), PLUMBING CODE (TITLE 28), MECHANICAL CODE (TITLE 29), RESIDENTIAL CODE (TITLE 30), GREEN BUILDING STANDARDS CODE (TITLE 31) AND EXISTING BUILDING CODE (TITLE 33), WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO

WHEREAS, it is the intent of the City Council, in enacting this ordinance, to adopt the Los Angeles County Code pertaining to Building and Construction Codes regulations.

THE COMMERCE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1: Findings and local conditions.

- A. On January 1, 2020, California law requires that all portions of the 2020 California Code of Regulations Title 24 will be effective within the City: and,
- 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 Attachment A 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 Section 15061(b)(3) of Title 14 of the California Code of Regulations, the adoption of local amendments to the California Building Standards Code and amending the Commerce Municipal Code, are exempt from the provisions of the California Environmental Quality Act.

SECTION 2: The purpose of this ordinance is to amend the City of Commerce Municipal Code by adopting by reference, and amending where necessary, that certain ordinances of the County of Los Angeles Codes, Building (Ordinance Number 19-7011), Electrical (Ordinance Number 19-7012),

Plumbing (Ordinance Number 19-7024), Mechanical (Ordinance Number 19-7013), Residential (Ordinance Number 19-7014), Green Building Standards (Ordinance Number 19-7015), Existing Building (Ordinance Number 19-7016),), which adopt by reference California Code California Building, Electrical, Mechanical, Plumbing, Residential, Green Building Standards and Existing Building Codes (Title 24, Parts 2, 2.5, 3, 4, 5, 10 and 11) and which make amendments, additions and deletions thereto. Therefore, set forth in Exhibit “A” of this Ordinance the City of Commerce Municipal Code is hereby amended by repealing Chapter 15.04 of Title 15, and adding new Chapters 15.07, 15.08, 15.09, 15.10, 15.11, 15.12, 15.13.

SECTION 3: 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 4: 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 Economic Development and Planning for examination and use by the public.

SECTION 5: 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 6: 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 7: 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, together with the vote for and against the same, in the Office of City Clerk.

Signed and approved this December 17, 2019.

John Soria, Mayor

ATTEST:

Lena Shumway, City Clerk

I HEREBY CERTIFY that the above and foregoing ordinance was duly passed and adopted by the Commerce City Council at its regular meeting held on the 17th day of December, 2019 by the following vote, to wit:

AYES:

NOES:

ABSENT:

Lena Shumway, City Clerk

Exhibit “A”

TITLE 15

BUILDINGS AND CONSTRUCTION

CHAPTER 15.07 BUILDING CODE

15.07.010 LOS ANGELES COUNTY CODE, TITLE 26, BUILDING CODE ADOPTED

Chapters 1 through 35, 66, 67, 96, 98, 99 and Appendices I and J of Title 26, Los Angeles County Building Code, as amended and in effect on or before January 1, 2020, adopting the 2019 California Building Code, 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 15.07.020 below,

All references made to County or Los Angeles County may mean City of Commerce or Los Angeles County depending on the context.

In accordance with Section 50022.6 of the California Government Code, not less than one copy of said Title 26 of the Los Angeles County Building Code together with any and all amendments thereto proposed by the City of Commerce, has been and is now filed in the Economic Development and Planning Department, 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 15.07 of the City of Commerce Municipal Code.

15.07.020 FEE SCHEDULE; MODIFICATION BY RESOLUTION

The fee schedules adopted by Section 15.07.010 shall apply to fees arising under the building code, except where a different fee has been adopted by resolution of the city council.

15.07.030 EFFECT OF ADOPTION.

The adoption of the County 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.

15.07.040 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 15.08 PLUMBING CODE

15.08.010 LOS ANGELES COUNTY CODE, TITLE 28, PLUMBING CODE ADOPTED

Los Angeles County Plumbing Code Chapter 1 through Chapter 17, and Appendices A,B, D, H, I and J, Title 28, the 2020 Los Angeles County Plumbing Code, as amended and in effect on or before January 1, 2020, adopting the 2019 California Plumbing Code, 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 15.08.020 below.

All references made to County or Los Angeles County may mean City of Commerce or Los Angeles County depending on the context.

Not less than one copy of said Title 28 of the Los Angeles County Plumbing Code together with any and all amendments thereto proposed by the City of Commerce, has been and is now filed in Department of Economic Development and Planning, 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 15.08 of the City of Commerce Municipal Code.

15.08.020 FEE SCHEDULE; MODIFICATION BY RESOLUTION

The fee schedules 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.

15.08.030 EFFECT OF ADOPTION.

The adoption of the County 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.

15.08.040 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 15.09 RESIDENTIAL CODE

15.09.010 LOS ANGELES COUNTY CODE, TITLE 30, RESIDENTIAL CODE ADOPTED

Section 1206 (Sound Transmission) of Chapter 12, Chapters 67, 69, 96, 98, 99, and appendix J of Title 26 of the Los Angeles County Building Code are adopted by reference as amended by City of Commerce Building Code and incorporated in to this Section as if fully set forth below and shall be known as Section 1207 of Chapter 12, Chapters 67, 69, 96, 98, 99, and appendix J of the City of Commerce Residential Code.

Chapters 1 through 10, 44 and Appendix H of Title 30, Los Angeles County Residential Code, as amended and in effect on or before January 1, 2020, adopting the 2019 California Residential Code, 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.

All references made to County or Los Angeles County may mean City of Commerce or Los Angeles County depending on the context.

Not less than one copy of said Title 30 of the Los Angeles County Residential Code together with any and all amendments thereto proposed 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 Residential Code* and may be cited as Chapter 15.09 of the City of Commerce Municipal Code.

15.09.020 FEE SCHEDULE; MODIFICATION BY RESOLUTION

The fee schedules adopted by Section 15.09.010 shall apply to fees arising under the building code, except where a different fee has been adopted by resolution of the city council.

15.09.030 EFFECT OF ADOPTION.

The adoption of the County 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.

15.09.040 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 15.10 MECHANICAL CODE

15.10.010 LOS ANGELES COUNTY CODE, TITLE 29, MECHANICAL CODE ADOPTED

Los Angeles County Mechanical Code Chapter 1 through Chapter 17 and Appendices B, C and D, Title 29, the 2020 Los Angeles County Mechanical Code, as amended and in effect on or before January 1, 2020, adopting the 2019 California Mechanical Code, 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 15.10.020 below.

All references made to County or Los Angeles County may mean City of Commerce or Los Angeles County depending on the context.

Not less than one copy of said Title 29 of the Los Angeles County Mechanical 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 Mechanical Code* and may be cited as Chapter 15.10 of the City of Commerce Municipal Code.

15.10.020 FEE SCHEDULE; MODIFICATION BY RESOLUTION

The fee schedules adopted by Section 15.10.010 shall apply to fees arising under the building code, except where a different fee has been adopted by resolution of the city council.

15.10.030 EFFECT OF ADOPTION.

The adoption of the County 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.

15.10.040 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 ELECTRICAL CODE

15.11.010 LOS ANGELES COUNTY CODE, TITLE 27, ELECTRICAL CODE ADOPTED

Los Angeles County Electrical Code Article 89 , 90, Chapter 1 through 9, and Annexes A, B, C, D, E, F, G, H, I and J, Title 27, The 2019 Los Angeles County Electrical Code, as amended and in effect on or before January 1, 2020, adopting the 2019 California Electrical Code, except as otherwise provided in said Title 27, 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 15.11.020 below.

All references made to County or Los Angeles County may mean City of Commerce or Los Angeles County depending on the context.

Not less than one copy of said Title 27 of the Los Angeles County 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 15.11 of the City of Commerce Municipal Code.

15.11.020 FEE SCHEDULE; MODIFICATION BY RESOLUTION

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

15.11.030 EFFECT OF ADOPTION.

The adoption of the County 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.

15.11.040 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 GREEN BUILDING STANDARDS CODE

15.12.010 LOS ANGELES COUNTY CODE, TITLE 31, GREEN BUILDING STANDARDS CODE ADOPTED

Los Angeles County Green Building Standards Code, Chapter 2 through 8, Title 31, The 2019 Los Angeles County Green Building Code, as amended and in effect on or before January 1, 2020, adopting the 2019 California Green Building Standards Code, except as otherwise provided in said Title 31, 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 15.12.020 below.

All references made to County or Los Angeles County may mean City of Commerce or Los Angeles County depending on the context.

Not less than one copy of said Title 31 of the Los Angeles County Green Building Standards 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 Green Building Standards Code* and may be cited as Chapter 15.12 of the City of Commerce Municipal Code.

15.12.020 FEE SCHEDULE; MODIFICATION BY RESOLUTION

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

15.12.030 EFFECT OF ADOPTION.

The adoption of the County Green Building Standards 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 EXISTING BUILDING CODE

15.13.010 LOS ANGELES COUNTY CODE, TITLE 33, EXISTING BUILDING CODE ADOPTED

Los Angeles County Existing Building Code Chapter 2 through 4, 15, 16 and Appendix A, Chapter A1, A3, A4 and A5 of the Title 33, the 2020 Los Angeles County Existing Building Code, as amended and in effect on or before January 1, 2020, adopting the 2019 California Existing Building Code, 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 15.13.020 below.

All references made to County or Los Angeles County may mean City of Commerce or Los Angeles County depending on the context.

Not less than one copy of said Title 33 of the Los Angeles County Existing Building 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 Existing Building Code* and may be cited as Chapter 15.13 of the City of Commerce Municipal Code.

15.13.020 FEE SCHEDULE; MODIFICATION BY RESOLUTION

The fee schedules adopted by Section 15.13.010 shall apply to fees arising under the building code,

except where a different fee has been adopted by resolution of the city council.

15.13.030 EFFECT OF ADOPTION.

The adoption of the County Existing 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.

15.13.040 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.