

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMMERCE, CALIFORNIA ADOPTING BY REFERENCE: TITLE 26, LOS ANGELES COUNTY BUILDING CODE (2016 EDITION); TITLE 27, LOS ANGELES COUNTY ELECTRICAL CODE (2016 EDITION); TITLE 28, LOS ANGELES COUNTY PLUMBING CODE (2016 EDITION); TITLE 29, LOS ANGELES COUNTY MECHANICAL CODE (2016 EDITION); TITLE 30, LOS ANGELES COUNTY RESIDENTIAL CODE (2016 EDITION); TITLE 31, LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE (2016 EDITION) BY AMENDING SECTION 15.04.010 OF CHAPTER 15.04 (“BUILDING LAWS”) OF THE COMMERCE MUNICIPAL CODE

WHEREAS, the State of California has adopted and published the 2016 California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Residential Code, and California Green Building Code; and

WHEREAS, the Government Code requires that the County adopt the latest State building and fire codes; and

WHEREAS, the State of California requires that the County adopt ordinances that impose the same building standards as are contained in the 2016 California Building Standards Code, with the exception that the County may make amendments to these building and fire standards that are more restrictive and that are reasonably necessary because of climatic, geological, and/or topographical conditions; and

WHEREAS, the Los Angeles County Board of Supervisors adopted the 2016 Los Angeles County Codes including Title 26 Building Code, Title 27 Electrical Code, Title 28 Plumbing Code, Title 29 Mechanical Code, Title 30 Residential Code, Title 31, and Green Building Standards Code; and

WHEREAS, the City of Commerce contracts with Los Angeles County for its Building and Fire Code plan check review, inspection, and enforcement services; and

WHEREAS, staff has reviewed the 2016 Los Angeles County Codes including for applicability within the City of Commerce and has concluded adoption of the Los Angeles County Codes by reference in its entirety (except for fees) to be the most efficient and effective means to insure a high degree of fire, life-safety protection for all residents of the City of Commerce.

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

Section 1. Title 15, Chapter 15.04, Section 15.04.010 of the Commerce Municipal Code is hereby amended to read as follows:

15.04.010 Adoption by Reference. There are adopted by reference, as the building, electrical, plumbing, mechanical laws, residential, and green building standards code, of the City of Commerce, the following:

Title 26, LOS ANGELES COUNTY BUILDING CODE (2016 Edition).

Title 26 of the Los Angeles County Building Code (2016 Edition), as adopted by Los Angeles County Ordinance, becoming effective January 1, 2017, fully expresses the City Council's will and intention to enforce the provisions of Title 26 of the Los Angeles County Building Code (2016 Edition) within the City, except for Section 107 ("Fees"). The aforementioned is hereby adopted by reference as an amendment to Title 15 of the Buildings and Construction Code of the City.

Title 27, LOS ANGELES COUNTY ELECTRICAL CODE (2016 Edition).

Title 27 of the 2016 Los Angeles County Electrical Code, as adopted by Los Angeles County Ordinance, becoming effective January 1, 2017, fully expresses the City Council's will and intention to enforce the provisions of Title 27 of the Los Angeles County Electrical Code (2016 Edition) within the City, except for Section 82-8 ("Fees"). The aforementioned is hereby adopted by reference as an amendment to Title 15 of the Buildings and Construction Code of the City.

Title 28, LOS ANGELES COUNTY PLUMBING CODE (2016 Edition).

Title 28 of the Los Angeles County Plumbing Code (2014 Edition), as adopted by Los Angeles County Ordinance, becoming effective January 1, 2017, fully expresses the City Council's will and intention to enforce the provisions of Title 28 of the Los Angeles County Plumbing Code (2016 Edition) within the City, except for Section 103.10 ("Cost of Permit"). The aforementioned is hereby adopted by reference as an amendment to Title 15 of the Buildings and Construction Code of the City.

Title 29, LOS ANGELES COUNTY MECHANICAL CODE (2016 Edition).

Title 29 of the Los Angeles County Mechanical Code (2016 Edition), as adopted by Los Angeles County Ordinance, becoming effective January 1, 2017, fully expresses the City Council's will and intention to enforce the provisions of Title 29 of the Los Angeles County Mechanical Code (2016 Edition) within the City, except for Section 114 ("Permit Fees"). The aforementioned is hereby adopted by reference as an amendment to Title 15 of the Buildings and Construction Code of the City.

Title 30, LOS ANGELES COUNTY RESIDENTIAL CODE (2016 Edition).

Title 30 of the Los Angeles County Residential Code (2016 Edition), as adopted by Los Angeles County Ordinance, becoming effective January 1, 2017, fully expresses the City Council's will and intention to enforce the provisions of Title 30 of the Los Angeles County Residential Code (2016 Edition) within the City, except for Section 107 ("Fees"). The aforementioned is hereby adopted by reference as an amendment to Title 15 of the Buildings and Construction Code of the City.

New Title 31, LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE (2016 Edition). New Title 31 of the Los Angeles County Green Building Standards Code (2016 Edition), as adopted by Los Angeles County Ordinance, becoming effective January 1, 2017, fully expressed the City Council's will and intention to enforce the provisions of Title 31 of the Los Angeles County Green Building Standards Code (2016 Edition) within the City, except for Section 107 ("Fees"). The aforementioned is hereby adopted by reference as an amendment to Title 15 of the Buildings and Construction Code of the City.

Section 2. In the event that Title 26 of the Los Angeles County Building Code (2016 Edition), Title 27 of the Los Angeles County Electrical Code (2016 Edition), Title 28 of the Los Angeles County Plumbing Code (2016 Edition), Title 29 of the Los Angeles County Mechanical Code (2016 Edition), Title 30 of the Los Angeles County Residential Code (2016 Edition), Title 31 of the Los Angeles County Green Building Standards Code (2016 Edition), as adopted by reference herein, conflicts with any provision of the Commerce Municipal Code now or hereinafter enacted, the provision of the Municipal Code shall prevail over the conflicting County Code provision.

Section 3. A copy of Title 26 of the Los Angeles County Building Code (2016 Edition), Title 27 of the Los Angeles County Electrical Code (2016 Edition), Title 28 of the Los Angeles County Plumbing Code (2016 Edition), Title 29 of the Los Angeles County Mechanical Code (2016 Edition), New Title 30 Los Angeles County Residential Code (2016 Edition), and New Title 31 Los Angeles County Green Building Standards Code (2016 Edition), as herein adopted by reference is on file in the office of the City Clerk.

Section 4. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this chapter or any part thereof is for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this chapter or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional, or invalid, or ineffective.

Section 5. The City Clerk shall certify to the passage of this ordinance and cause same to be posted as required.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2016.

Ivan Altamirano
Mayor

ATTEST:

Ordinance No. _____

Page 4

Lena Shumway
City Clerk