

ORDINANCE NO. 2025-11-1555

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING CHAPTERS 15.02, 15.04, 15.06, 15.10, 15.12, 15.16, 15.20, AND 15.36, OF TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CITY'S MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), VOLUMES I AND II AND ALL APPENDICES WITH CERTAIN AMENDMENTS TO APPENDIX J, CONSISTING OF THE 2025 CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, AND THE 2025 CALIFORNIA ENERGY CODE; TOGETHER WITH CERTAIN CHANGES THERETO; AND ADOPTING BY REFERENCE THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE, THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 INTERNATIONAL BUILDING CODE, 2024 INTERNATIONAL GREEN STANDARDS CODE, AND 2024 INTERNATIONAL RESIDENTIAL CODE TOGETHER WITH CERTAIN CHANGES THERETO; AND DELETING CHAPTERS 15.22 AND 15.32 OF TITLE 15 (BUILDINGS AND CONSTRUCTION)

WHEREAS, every three years, the California Building Standards Commission ("Commission") adopts a new edition of the Uniform Codes and recently adopted the most recent edition in 2025; and

WHEREAS, pursuant to Government Code Section 50022.1 *et seq.* the City of Signal Hill ("City") may adopt by reference the California Building Standards Code, 2025 Edition as provided in Title 24 of the California Code of Regulations, and other codes, including, without limitation, the 2024 International Swimming Pool & Spa Code, 2024 International Property Maintenance Code, 2024 International Building Code, 2024 International Residential Code and the 2024 International Green Standards Code (collectively the "Uniform Codes"); and

WHEREAS, Sections 17958, 17958.5, 17958.7 and 18941.5 of the Health and Safety Code require a city, before making any amendments and modifications to the

California Building Standards Code, to make an express finding that such amendments and modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City Council of the City of Signal Hill recognizes certain unique characteristics of the City which are not adequately addressed by the aforementioned codes; and

WHEREAS, the City's Building Official has recommended that changes and modifications be made to the Uniform Codes, and has advised that certain changes and modifications to said codes are reasonably necessary due to local conditions within the City of Signal Hill, and have further advised that the remainder of the said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the code, or are reasonably necessary to safeguard life and property within the City of Signal Hill; and

WHEREAS, the Building Official has also recommended that changes and modifications be made to the Uniform Codes, which are necessary for administrative clarification and to establish administrative standards for the effective enforcement of the building standards of the City of Signal Hill and do not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5; and

WHEREAS, accordingly and in addition to the adoption of the 2025 edition of the California Building Standards Code, this Ordinance proposes the re-adoption of the same modifications to the codes previously adopted by the City via Ordinance No. 2022-12-1542, which were reviewed and accepted by the California Building Standards Commission on May 1, 2023, and are restated in this Ordinance below; and

WHEREAS, the introduction of an ordinance to be adopted by reference is not required to be a noticed public hearing; however, the second reading to adopt the ordinance by reference is required to be a public hearing therefore no notice was published for this action. The second reading will be a noticed public hearing in accordance with Government Code 50022.2; and

WHEREAS, on November 13, 2025, the City Council introduced this Ordinance for first reading, recommending the adoption of the 2025 edition of the California Building Standards Code by reference, subject to certain local modifications, and all persons were given an opportunity to be heard; and

WHEREAS, following the introduction of this Ordinance, staff recommends the City Council schedule a public hearing to consider this Ordinance at its December 9, 2025 City Council meeting; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred; and

WHEREAS, the City Council has considered all comments received and responses thereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and hereby incorporated into this Ordinance.

Section 2. Authority. The City Council enacts this Ordinance under the authority granted to the City as follows:

A. California Government Code Section 50022 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference; and

B. California Health & Safety Code Section 17958.7 and 18941.5 authorize the City to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions.

Section 3. Findings. The City Council hereby finds that the proposed amendments to the 2025 California Building Standards Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geological, or topographic conditions, based on the express findings and determinations, marked in relation to the respective amendments provided in this ordinance, described in Exhibit A attached hereto, and hereby adopted by the City Council as the findings to support the modifications to the California Building Standards Code.

Section 4. Section 15.02.010 (Violations) of Chapter 15.02 (Building Code General Provisions) of Title 15 (Buildings and Construction) of the Municipal Code is hereby amended to read as follows.

A. Whereas, the City Council has adopted all of the 2025 California Building Standards Codes, Title 24, California Code of Regulations as established by the California Building Standards Commission, all violations of the provisions of the 2025 editions of the California Building Code Volume 1, Volume 2, and Appendices, the California Residential Code, the California Plumbing Code, the California Electrical Code, the California Energy Code, the California Fire Code, the California Green Building Standards Code, and the California Existing Building Code shall be a misdemeanor and subject to the penalty provisions contained in Chapter 1.16 of the Signal Hill Municipal Code. One copy of each code has been deposited in the office of the city clerk and shall be at all times maintained by the clerk for use and examination by the public.

B. Furthermore, the City Council has adopted the provisions of the 2024 International Swimming Pool and Spa Code, and the 2024 International Property Maintenance Code and all violations of these provisions shall be a misdemeanor and subject to the penalty provisions contained in Chapter 1.16 of the Signal Hill Municipal Code. One copy of each code has been deposited in the office of the city clerk and shall be at all times maintained by the clerk for use and examination by the public.

Section 5. Chapter 15.04 (Building Code) of Title 15 (Buildings and Constructions) of the Municipal Code is hereby amended to read in full as follows:

Chapter 15.04 “Building Code”

15.04.010 California Building Code, Volume 1 and 2 adopted.

15.04.020 Definitions.

15.04.030 Section 105.2 amended —Exempted work.

15.04.040 Section 109.2 amended—Permit fees.

15.04.050 Section 109 amended—Plan review fees.

15.04.060 Section 109 amended—Investigation fees.

15.04.070 Section 1511.1 amended—General.

15.04.080 Appendix Chapter J amended.

15.04.090 CBC Section 1808 Foundations.

15.04.010 California Building Code, Volume 1 and Volume 2 Adopted.

A. Except as provided in this chapter, those certain building codes known and designated as the 2025 California Building Code, Volume 1 and Volume 2, (CBC) (California Code of Regulations, Title 24, Part 2), based on the 2024 International Building Code, including the appendices to the International Building Code as published by the International Code Council, shall be and become the building code for the city for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the city.

B. One copy of the California Building Code, Volume 1, Volume 2 and its appendices has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public

15.04.020 Definitions.

Whenever any of the following names or terms are used in the California Building Code Volume 1, Volume 2 or its appendices (Title 24 Part 2) each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows:

- A. "Residential code" means Chapter 15.06 of this code as amended.
- B. "Fire code" means Chapter 15.08 of this code as amended.
- C. "Electrical code" means Chapter 15.12 of this code as amended.
- D. "Plumbing code" means Chapter 15.16 of this code as amended.
- E. "Mechanical code" means Chapter 15.20 of this code as amended.
- F. "Director" means Director of Community Development.

15.04.030 Section 105.2 amended – Work exempt from permit.

(CBC 105.2)

- A. Section 105.2 of the California Building Code is amended by deleting Items 2 and 4 and renumbering the remaining items under "Building" accordingly, so that building permits are required for all fences and retaining walls regardless of height.
- B. A new Item 12 is added to "Building" under the revised Section 105.2 of the California Building Code so that replacement windows and doors in the same size openings are exempt from permits. Item 12 shall read as follows:

1Item 12. Same size, replacement windows and doors installed in existing openings that do not disturb the exterior water resistant barrier of walls or roofs; do not alter, change, or modify structural framing; do not require interior finishes to be altered, changed, or modified in excess of 100 square feet; comply with the 2025 Energy Code for U-factor and SHGC; and in residential occupancies, comply with the 2025 California Residential Code requirements for replacement windows, emergency escape and rescue openings, Section R310.5.

15.04.040 Section 109.2 amended—Permit fees.

(CBC 109.2)

Permit fees shall be those which the City Council may from time to time adopt by resolution.

15.04.050 Section 109.7 added—Plan review fees.

(CBC 109.7)

When a plan or other data are required to be submitted by Section 107, a plan review fee shall be paid at the time of submitting plans and specifications for review. Plan Review Fees shall be those which the City Council may from time to time adopt by resolution.

15.04.060 Section 109.8 added—Investigation fees.

(CBC 109.8)

- A. Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.
- B. Fee. An investigation fee, in addition to the permit fee, may be required and collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The payment of such investigation fee shall not exempt any person from compliance with all of the provisions of either this code or the technical codes or from any penalty described by law.

15.04.070 Section 1511.1 amended—General.

(CBC 1511.1)

Section 1511.1 of Chapter 15 of the California Building Code is amended to read in its entirety as follows:

Section 1511.1. All reroofing shall conform to the applicable provisions of Chapter 15 of this code and as otherwise required in this chapter.

If twenty-six percent (26%) or more of the roof covering of any building or structure is reroofed in any twelve (12) month period, the roof covering of such reroofed portion shall conform to the requirements of this code for new buildings or structures.

Roofing materials and methods of application shall comply with 2025 California Building Code referenced standards or shall follow the manufacturer's installation instructions when approved.

15.04.080 Appendix Chapter J.

(CBC Appendix J)

Appendix J of the California Building Code is amended as follows:

A. Section J101.3 Added - Purpose. Section J101.3 of Appendix J of the California Building Code is added to read as follows:

Section J101.3 Purpose. The purpose and intent of this appendix is to implement the programs and policies of the General Plan relating to the maintenance of the natural character and amenity of hillsides as a scenic resource of the City; and to safeguard life, limb, property and the public welfare by regulating grading on private property.

B. Section J102.1 Amended - Definitions. Section J102.1 of Appendix J of the California Building Code is amended by adding an additional sentence after the first sentence in the section to read as follows:

Additional definitions may be included in the City of Signal Hill Grading Manual, as adopted and approved by resolution of the City Council, the Los Angeles County Grading Manual, or other engineering standards that are site specific and approved by the Building and Safety Division.

C. Section J103 Amended - Permits Required. Section J103.2 of Appendix J to the California Building Code is amended to read as follows:

Section J103.2 Exemptions. No person shall do any grading without first having obtained a grading permit from the Building and Safety Division except for the following:

1. An excavation below finished grade for basements and footings of a building retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation nor exempt any excavation having an unsupported height greater than five (5) feet after the completion of such a structure.
2. Cemetery graves.
3. Refuse disposal sites controlled by other regulations.
4. Excavations for wells or tunnels or utilities.
5. Exploratory excavations performed under the direction of soil engineers or engineering geologists provided that the following conditions are met:
 - 5.1. Not more than 500 square feet of soil is disturbed to a depth not to exceed 12".
 - 5.2. Bore holes not wider than 24" and to a depth not to exceed 4 feet.
 - 5.3. Trenches not wider than 24" and to a depth not to exceed 4 feet on the same parcel.
 - 5.4. Excavations shall be backfilled immediately or protected as directed by the Building Official. Locations of the exploratory excavations and details of subsection 5.1-5.3 shall be shown accurately on a drawing. The Building Official shall determine the size and dimensions on the drawing. The City's geotechnical consultant shall approve any use of temporary backfill materials.
 - 5.5. Exploratory excavations must not pose danger to the public or adversely affect adjacent properties. Exploratory excavations must be restored to existing conditions, unless otherwise approved by the Building Official.

D. Section J104 Amended - Engineered Grading Requirements. Sections J104.5 and J104.5.1-J104.5.2 of Appendix J of the California Building Code area is added to read as follows:

J104.5 Engineering grading requirements.

Section J 104.5.1 Plans and Specifications.

1. Each application for a grading permit shall be accompanied by: three (3) sets of approved Grading Plans, two (2) copies of a soils engineering report and two (2) copies of an engineering geology report (if the site is in the Alquist-Priolo Special Studies Zone or if required by the Director of Community Development).
2. The Director of Community Development may further require that preliminary soils reports be submitted to the City for review. Pursuant to such review, the City Engineer may require additional information or reject the report if it is found to be incomplete, inaccurate or unsatisfactory.
3. The grading plan shall be prepared under the supervision of a civil engineer, signed by a civil engineer and stamped with the civil engineer's seal.
4. The soils engineering and engineering geology reports shall be signed by those professionals authorized by the State of California to sign these reports.

Section J104.5.2 City Review of Plans.

1. The City will review each site with the intent of achieving the following objectives:
 - a. Minimize the height of slopes between building pads;
 - b. Encourage the use of retaining walls of less than six (6) feet in height to create a landscaped, terraced appearance. Provide four (4) foot wide landscaped terraces;
 - c. Encourage the use of multi levels within buildings and use building walls to take up slopes;
 - d. Preserve existing or introduce plant materials so as to protect slopes from soil erosion;
 - e. Avoid long uniform slopes and successive terracing of building pads;
 - f. The introduction and utilization of permanent full coverage irrigation systems adequate to sustain existing and developed slope plantings and to help protect against potential hazards due to fire; and
 - g. The utilization of street designs and improvements which serve to reduce grading alterations and harmonize with the natural contours and character of the hillside.
2. Upon determination by the City, the applicant may be required to submit a scaled profile model depicting any or all portions of the site proposed for development.
3. The City of Signal Hill Grading Manual, the Los Angeles County Grading Manual, and other engineering standards that are site specific and approved by

the Building Safety Division may formulate such rules, procedures, and interpretations as may be necessary or convenient to administer the Excavation and Grading Code. Such rules, amendments thereto shall be referred to as the City of Signal Hill Grading Manual once approved by the Director of Community Development.

E. Section J106.1 Amended - Maximum slope. Section J106.1 of the California Building Code is amended to read as follows:

106.1 Maximum slope. The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no steeper than two units horizontal to one unit vertical.

F. Section J108.2 Amended - Setbacks. Section J108.2 of the California Building Code is amended to read as follows:

Section J108.2 Top of slope. The tops of cuts and toes of fill slopes exposed to weathering shall be set back as far as necessary from the outer property boundaries of the permit area, including slope easements and in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary. The top of cut or fill slopes exposed to weathering shall not be made nearer to the site boundary and/or permit area boundary line than three (3) feet for height of cut or fill or six (6) feet or less and five (5) feet for height of cut or fill more than six (6) feet. The tops and the toes of cut and fill slopes exposed to weathering shall be setback from structures as far as is necessary for adequacy of foundation support and to prevent damage as a result of water runoff, erosion or maintenance of the slopes. Unless otherwise approved by the Building Official based on recommendations in the approved soil engineering and/or engineering geology report on the approved grading plan, structure setbacks from slopes exposed to weathering shall be:

1. From top of cut or fill slope to building wall, one half of the height of cut or fill with seven (7) foot minimum and ten (10) foot maximum.
2. From the lower outside edge of the footing along a horizontal line to the face of the slope, the distance shall be one half of the height of cut or fill with five (5) foot minimum and ten (10) foot maximum.
3. From the toe of cut or fill slope to building wall, the distance shall be one half of the height of cut or fill with three (3) foot minimum and fifteen (15) foot maximum.
4. The use of retaining walls to reduce setbacks must be approved by the Building Official.

G. Section J109.3 Amended – Interceptor drains. Section J109.3 of the California Building Code is amended to read as follows:

Section J109.3 Interceptor drains. Paved interceptor drains shall be installed along the top of all cut and fill slopes where the tributary drainage area above slopes towards the cut or fill and has a drainage path greater than forty (40) feet measured horizontally. Interceptor drains shall be paved with a minimum of three (3) inches of concrete or gunite and reinforced. They shall have a minimum depth of twelve (12) inches and a minimum

paved width of thirty (30) inches measured horizontally across the drain. The slope of the drain shall be approved by the Building and Safety Division.

H. Section J109.4 Amended – Disposal. Section J109.4 of the California Building Code is amended to read as follows:

Section J109.4 Drainage Across Property Lines. All drainage facilities shall be designed to carry waters to the nearest practicable drainage course approved by the City Engineer. Erosion of ground in the area of concentrated discharge shall be prevented by installation of non-erosive down drains, riprap, energy dissipaters or other approved devices including a return of flow to a natural sheet flow condition provided the potential effects of greater volume than existing conditions generated are accounted for. Where surface waters are to be conveyed or directed onto adjacent property in an unnatural manner, the applicant shall be required, prior to issuance of a grading permit, to obtain a drainage easement from the owner of said property. This easement shall be recorded. There shall be a drainage gradient of two percent (2%) from the building pad toward an approved drainage facility.

15.04.000 Section 1808.1 amended - General.

Section 1808.1 of the California Building Code is amended by adding the following to the end of the paragraph:

1. All new foundations, slabs, or any impermeable surface material, such as but not limited to artificial turf, concrete, or asphalt that increase the square footage of a building, structure, or caps the parcel shall comply with Chapter 16.24.080 (Methane Assessment and Mitigation Standards) for areas of new development or additions to existing development.

Section 6. Chapter 15.06 (Residential Code) of Title 15 (Buildings and Construction) of the Municipal Code is hereby amended in full as follows:

Chapter 15.06 “Residential Code”

15.06.010 California Residential Code adopted.

15.06.020 Definitions.

15.06.030 Permit fees.

15.06.010 California Residential Code adopted.

A. Except as provided in this chapter, those certain building codes known and designated as the 2025 California Residential Code (CRC) (California Code of Regulations, Title 24, Part 2.5), based on the 2024 International Residential Code, including the appendices to the International Residential Code as published by the International Code Council, shall be and become the residential code of the City for regulating the erection, construction, enlargement, alteration, repair, moving, removal,

demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City.

B. One copy of the California Residential Code and its appendices has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

C. The 2025 California Residential Code is amended to read as follows:

Section R401.2 Requirements. All new foundations, slabs, or any impermeable surface material, such as but not limited to artificial turf, concrete, or asphalt that increases the square footage of a building, structure, or caps the parcel shall comply with Chapter 16.24.080 (Methane Assessment and Mitigation Standards) for areas of new development or additions to existing development.

15.06.020 Definitions.

(CRC R202)

Whenever any of the following names or terms are used in the California Residential Code or its appendices each such name or term shall be deemed and construed to have meaning ascribed to it in this chapter as follows:

- A. "Building code" means Chapter 15.04 of this code as amended.
- B. "Fire code" means Chapter 15.08 of this code as amended.
- C. "Electrical code" means Chapter 15.12 of this code as amended.
- D. "Plumbing code" means Chapter 15.16 of this code as amended.
- E. "Mechanical code" means Chapter 15.20 of this code as amended.

15.06.030 Permit fees.

The residential code permit fees shall be those which the City Council may from time to time adopt by resolution.

Section 7. Chapter 15.10 (Cal Green Code) of Title 15 (Buildings and Construction) of the Municipal Code is hereby amended in full as follows:

Chapter 15.10 "Green Code"

15.10.010 Cal Green Code adopted.

15.10.020 Definitions.

15.10.030 Permit fees.

15.10.010 Cal Green Code adopted.

- A. Except as provided in this chapter, those certain building codes known and designated as the 2025 California Green Building Standards Code (CALGreen)

(California Code of Regulations, Title 24, Part 11) based on the 2024 International Green Standards Code shall be and become the green building code of the City for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the city.

- B. One copy of the Cal Green Building Standards Code and its appendices has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.10.020 Definitions.

(Cal Green 202)

Whenever any of the following names or terms are used in the CALGreen Code each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows:

- A. "Building code" means Chapter 15.04 of this code as amended.
- B. "Residential code" means Chapter 15.06 of this code as amended.
- C. "Fire code" means Chapter 15.08 of this code as amended.
- D. "Electrical code" means Chapter 15.12 of this code as amended.
- E. "Plumbing code" means Chapter 15.16 of this code as amended.
- F. "Mechanical code" means Chapter 15.20 of this code as amended.

15.10.030 Permit fees.

The green building code permit fees shall be those which the City Council may from time to time adopt by resolution.

Section 8. Chapter 15.12 (Electrical Code) of Title 15 (Buildings and Construction) of the Municipal Code is amended in full as follows:

Chapter 15.12 "Electrical Code"

15.12.010 California Electrical Code adopted.

15.12.020 Definitions.

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15.12.030 Undergrounding of utilities.

15.12.040 Permit fees.

15.12.050 Issuance of electrical permits.

15.12.010 California Electrical Code adopted.

A. Except as provided in this chapter, that certain electrical code known and designated as the 2025 California Electrical Code (CEC) (California Code of Regulations, Title 24, Part 3) based on the 2023 National Electrical Code, published by the National

Fire Protection Association, shall be and become the electrical code of the City for regulating the installation, arrangement, alteration, repairs, use and other operation of electrical wiring, connections, fixtures, and other electrical appliances on premises within the City.

B. One copy of the California Electrical Code has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.12.020 Definitions.

(CEC 100)

Whenever any of the following names or terms are used in the California Electrical Code each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows:

- A. "Building code" means Chapter 15.04 of this code as amended.
- B. "Residential code" means Chapter 15.06 of this code as amended.
- C. "Fire code" means Chapter 15.08 of this code as amended.
- D. "Plumbing code" means Chapter 15.16 of this code as amended.
- E. "Mechanical code" means Chapter 15.20 of this code as amended.

15.12.030 Undergrounding of utilities.

(Zoning Code Amendment)

- A. Underground utilities shall be installed in a new development in accordance with the rules and regulations of the serving utility as approved by the public utilities commission. When such rules and regulations do not apply, overhead utility lines may serve a new development; provided, however, that conduit (raceway) from service equipment shall be placed underground to the curb line and/or utility right-of-way. Said conduit (raceway) shall include but not be limited to electric, telephone, communication, exterior lighting, and television cable.
- B. All related equipment such as transformers, meters, etc., may be permitted aboveground but not in the required front yard setback or the side yard setback adjacent to a street unless otherwise approved by the administrative committee.
- C. After fifty and one-tenth percent (50.1%) of any street frontage of any city block has been developed with underground utilities, it shall be the responsibility of the city to investigate the feasibility of establishing an underground utility district for the block to have all utilities placed underground.

For additional provisions regarding underground utilities, see Chapter 13.08 of this code.

15.12.040 Permit fees.

The electrical permit fees shall be those which the City Council may from time to time adopt by resolution.

15.12.050 Issuance of electrical permits.

Permits required by this chapter shall be required for all electrical work within the city. Permits shall only be issued to a state licensed electrical contractor in good standing and in compliance with all Business and Professions Codes and State laws pertaining to their profession.

Exemptions:

A residential owner, with current legal possession of a property, may obtain a permit for that property when employing a state licensed electrical contractor. In no case shall a residential owner or an unqualified individual be allowed to do the work or obtain the permits for such work unless they can provide the following:

- A. Include a copy of the contractor's state license card and current contact information of the electrician they are employing.
- B. Provide proof of insurance by the contractor or homeowner for the work.
- C. Provide a current and signed estimate from the contractor for the scope of work.
- D. Ensure that the contractor shall be present for all inspections.

Section 9. Chapter 15.16 (Plumbing Code) of Title 15 (Buildings and Construction) of the Municipal Code is hereby amended in full as follows:

Chapter 15.16 “Plumbing Code”

15.16.010 California Plumbing Code adopted.

15.16.020 Definitions.

15.16.030 Permit fees.

15.16.040 Section 608.2 amended— Excessive water pressure.

15.16.010 California Plumbing Code adopted.

A. Except as provided in this chapter, that certain plumbing code known and designated as the 2025 California Plumbing Code (CPC) (California Code of Regulations, Title 24, Part 5) based on the 2024 Uniform Plumbing Code, including the appendix to the Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials, shall be and become the code of the City, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City.

B. One copy of the California Plumbing Code has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.16.020 Definitions.

(CPC 203.0)

Whenever any of the following names or terms are used in the California Plumbing Code each such name or term shall be deemed and construed to have meaning ascribed to it in this section as follows:

- A. "Building code" means Chapter 15.04 of this code as amended.
- B. "Residential code" means Chapter 15.06 of this code as amended.
- C. "Fire code" means Chapter 15.08 of this code as amended.
- D. "Electrical code" means Chapter 15.12 of this code as amended.
- E. "Mechanical code" means Chapter 15.20 of this code as amended.

15.16.030 Permit fees.

The plumbing permit fees shall be those which the City Council may from time to time adopt by resolution.

15.16.040 Section 608.2 amended—Excessive water pressure.

Section 608.2 of the California Plumbing Code is amended to read in its entirety as follows:

Section 608.2 Excessive water pressure. All water service systems and re-piping of existing water systems within buildings or structures shall be equipped with an approved type of pressure regulator preceded by an adequate strainer and the pressure reduced to 80 pounds per square inch (551.2 kPa) or less. With the installation of a pressure regulator to any water system, an approved expansion tank shall be installed on the cold-water side of the water heater as per the manufacturer. For potable water services up to and including one and one-half inch (38.1 mm) regulators, provision shall be made to prevent pressure on the building side of the regulator from exceeding main supply pressure. Approved regulators with integral bypasses are acceptable. Each such regulator and strainer shall be accessibly located and shall have the strainer readily accessible for disconnecting the supply piping. All pipe size determinations shall be based on 80 percent (80%) of the reduced pressure when using Table 610.4.

Section 10. Chapter 15.20 (Mechanical Code) of Title 15 (Buildings and Construction) of the Municipal Code is hereby amended in full as follows:

Chapter 15.20 "Mechanical Code"

15.20.010 California Mechanical Code adopted.

15.20.020 Definitions.

15.20.030 Permit fees.

15.20.010 California Mechanical Code adopted.

A. Except as provided in this chapter, that certain mechanical code known and designated as the 2025 California Mechanical Code (CMC) (California Code of Regulations, Title 24, Part 4) based on the 2024 Uniform Mechanical Code, including the appendix to the Uniform Mechanical Code, published by the International Association of Plumbing and Mechanical Officials, shall be and become the code of the City, regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances.

B. One copy of the California Mechanical Code has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.20.020 Definitions.

(CMC 203.0)

Whenever any of the following names or terms are used in the California Mechanical Code, each such name or term shall be deemed and construed to have the meaning ascribed to in this section as follows:

- A. "Building code" means Chapter 15.04 of this code as amended.
- B. "Residential code" means Chapter 15.06 of this code as amended.
- C. "Fire code" means Chapter 15.08 of this code as amended.
- D. "Electrical code" means Chapter 15.12 of this code as amended.
- E. "Plumbing code" means Chapter 15.16 of this code as amended.

15.20.030 Permit fees.

The mechanical permit fees shall be those which the City Council may from time to time adopt by resolution.

Section 11. Chapter 15.22 (Housing Code) of Title 15 (Buildings and Construction) of the Municipal Code is hereby deleted in its entirety.

Section 12. Chapter 15.32 (Code for the Abatement of Dangerous Buildings) of Title 15 (Buildings and Construction) of the Municipal Code is hereby deleted in its entirety.

Section 13. Chapter 15.36 (Uniform Swimming Pool, Spa and Hot Tub Code) of Title 15 (Buildings and Construction) of the Municipal Code is hereby amended in full as follows:

Chapter 15.36 "Uniform Swimming Pool, Spa and Hot Tub Code"

- 15.36.010 Uniform Swimming Pool, Spa and Hot Tub Code adopted.**
- 15.36.020 Section 305 Barrier Requirements.**
- 15.36.030 Permit fees.**

15.36.010 Uniform Swimming Pool, Spa and Hot Tub Code adopted.

A. Except as provided in this chapter, that certain swimming pool code known and designated as the 2024 International Swimming Pool and Spa Code shall be and become the swimming pool code of the city, regulating erection, installation, alteration, repair, replacement, maintenance, or use of swimming pools, spas and hot tubs within the city.

B. One copy of the International Swimming Pool and Spa Code shall be at all times maintained by the city for use and examination by the public.

15.36.020 Section 305 Barrier Requirements.

The barrier requirements for any pool shall comply with the most recent adoption of the California Health and Safety Code known as the Swimming Pool Safety Act. This legislation requires the use of at least two of the seven protection devices for a residential pool. For residential pools, the city adopts the first and primary safety device as the barrier or enclosure around the pool restricting access. A secondary safety device shall then be required within the enclosure.

15.36.030 Permit fees.

The fees for swimming pools, spa and hot tubs shall be those which the city council may from time to time adopt by resolution.

Section 14. Repeal of Conflicting Ordinances. All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or of the Uniform Codes are hereby repealed.

Section 15. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, 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 Ordinance 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 are declared unconstitutional, invalid or ineffective.

Section 16. The Director of Community Development is instructed to, and shall, transmit a copy of this Ordinance together with any appropriate supporting documentation, to the California Building Standards Commission in accordance with California Health and Safety Code Section 17958.7.

Section 17. Effective Date. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect on January 1, 2026.

Section 18. CEQA. The City Council finds that the changes made to the Uniform Codes are enacted to mitigate the threats posed to public peace, health and safety from snow and fire. Therefore, it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Signal Hill, California, on this 9th day of December, 2025.

KEIR JONES
MAYOR

ATTEST:

DARITZA PEREZ
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SIGNAL HILL)

I, DARITZA PEREZ, City Clerk of the City of Signal Hill, California, hereby certify that Ordinance No. 2025-11-1555 was introduced at a special meeting of the City Council of the City of Signal Hill held on the 13th day of November, 2025, and thereafter was adopted at a regular meeting of the City Council on the 9th of December, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DARITZA PEREZ
CITY CLERK

Exhibit A

Findings to Support Amendments to the

2025 Edition of the California Building Standards Code

This Exhibit A provides the express findings and determinations (where necessary pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5) justifying the City of Signal Hill's local amendments to the 2025 Edition of the California Building Code, the 2025 Residential Code, the 2025 California Green Building Standards Code, the 2025 Electrical Code, the 2025 Plumbing Code, the 2025 Mechanical Code, the 2024 International Swimming Pool and Spa Code, as reasonably necessary because of local climatic, geologic or topographic conditions.

Amendments to the California Building Code

Section 15.04.030 Section 105.2 amended – Exempted work.

Signal Hill Municipal Code Section	Section Impacted	Amendment	Justification (see below key to justifications)
15.04.040(A)	105.2	Not structural change and energy compliance obligation is of applicant.	A

Section 15.04.040 Section 109.2 amended—Permit fees.

Signal Hill Municipal Code Section	Section Impacted	Amendment	Justification (see below key to justifications)
15.04.050	109.2	City Council establishes fees annually by Resolution.	A

15.04.050 Section 109.7 added —Plan review fees.

Signal Hill Municipal Code Section	Section Impacted	Amendment	Justification (see below key to justifications)
15.04.060	109	City Council establishes fees annually by Resolution.	A

15.04.060 Section 109.4 amended—Investigation fees.

Signal Municipal Code Section	Hill Code	Section Impacted	Amendment	Justification (see below key to justifications)
15.04.070		109.4	City Council establishes fees annually by Resolution.	A

15.04.070 Section 1511.1 amended—General.

Signal Municipal Code Section	Hill Code	Section Impacted	Amendment	Justification (see below key to justifications)
15.04.080		1511.1	Clarification of area triggering a permit.	A

15.04.080 Appendix J

Signal Municipal Code Section	Hill Code	Section Impacted	Amendment	Justification (see below key to justifications)
15.04.080		Appendix J	Clarifications of the requirements for exploratory excavations to streamline the process subject to conditions and ensure safeguards are in place.	B, C

Amendments to the California Residential Code**15.06.010 California Residential Code adopted.**

Signal Municipal Code Section	Hill Code	Section Impacted	Amendment	Justification (see below key to justifications)
15.06.010		R401.2	Mitigation due to oil field impacts.	B (ii)

15.06.020 Definitions.

Signal Municipal Section	Hill Code	Section Impacted	Amendment	Justification (see below key to justifications)
15.06.020		R202	Clarification	A

Amendments to the California Green Building Standards Code

15.10.020 Definitions.

Signal Municipal Section	Hill Code	Section Impacted	Amendment	Justification (see below key to justifications)
15.10.020		202	Clarification	A

Amendments to the California Electrical Code

15.12.020 Definitions.

Signal Municipal Section	Hill Code	Section Impacted	Amendment	Justification (see below key to justifications)
15.12.020		100	Clarification	A

Amendments to the Plumbing Code

15.16.020 Definitions.

Signal Municipal Section	Hill Code	Section Impacted	Amendment	Justification (see below key to justifications)
15.16.020		203	Clarification	A

15.16.040 Section 608.2 amended—Excessive water pressure.

Signal Municipal Section	Hill Code	Section Impacted	Amendment	Justification (see below key to justifications)
15.16.050		608.2	Based on City Water Dept. standards.	A

Amendments to the Mechanical Code

15.20.020 Definitions.

Signal Municipal Section	Hill Code	Section Impacted	Amendment	Justification (see below key to justifications)
15.20.020		203.0	Clarification	A

Amendments to the International Swimming Pool and Spa Code

15.36.020 Section 305 Barrier Requirements.

Signal Municipal Section	Hill Code	Section Impacted	Amendment	Justification (see below key to justifications)
15.36.020		305	Local interpretation allowing compliance and flexibility based on safety conditions.	A

Justifications KEY: Findings to Support Amendments to the California Building Code, the 2025 Residential Code, the 2025 California Green Building Standards Code, the 2025 Electrical Code, the 2025 Plumbing Code, the 2025 Mechanical Code, the 2024 International Swimming Pool and Spa Code.

A. This amendment establishes administrative standards for the effective enforcement of building standards through the City of Signal Hill and is necessary for administrative clarification and does not modify a California Building Standard pursuant to California Health and Safety Code Sections 17958, 17958.5 and 17958.7. This amendment is reasonably necessary because of the following local climatic conditions:

B. This amendment is reasonably necessary because of the following local geological conditions:

i. The City is subject to earthquake hazards caused by its location on the Newport-Inglewood Fault. The Newport-Inglewood Fault is a normal fault with a strike slip fault component. The Newport-Inglewood Fault has been designated by the Alquist-Priolo Geologic Hazards Zones and Acts as a Special Studies Zone. The Special Studies Zone requires developers to provide a report prepared by a registered geologist. The recommendations within the report must be implemented which may include setbacks to be maintained and/or structural requirements. Grading plans and structures must be designed in accordance with the adopted Grading Codes and Building Codes.

ii. The presence of oil in the City's subsurface, and in conjunction with the City's history of oil operations, results in the concentrations of methane gas which can rise up from the subsurface, accumulate, and present a fire hazard if pressurized. Thus, local amendments are necessary to provide for methane and other oil field related mitigations that are unique to the City's soil and subsurface presence of oil.

C. This amendment is reasonably necessary because of the following local topographical conditions:

i. View Policy. The hilltop in Signal Hill provides the City with its most identifying feature. All new development and major rebuilds or additions are projects subject to the City's View Policy. The City's View Policy clarifies circumstances under which a view analysis is required and establishes guidelines for views which are eligible for preservation and recommendations of modifications to proposed project in order to protect views.

ii. Soils. Signal Hill is located in the Los Angeles Coast Plain. The plain sits on an extraordinarily deep marine and nonmarine sedimentary base that has an important bearing on earthquakes, petroleum deposits and subsidence problems. Slopes vary from 10 to 80 percent. Slopes over 20 percent are not generally considered suitable for urban development. In addition, highly expansive or compressible soils and land with significant rock outcroppings or other landforms are not suitable for development. Although the soils of Signal Hill, characterized primarily by sand, silt and clay deposits, are considered to be a sound foundation for buildings and development, the possibility of a geologic hazard always exists. Appropriate planning and prudent design are required to decrease the danger and possibility of a severe slope hazard. Grading and erosion control plans prepared by a registered civil engineer are required for all projects.

iii. Drainage. The City's stormwater drains into the Pacific Ocean. Accordingly, in order to protect ocean water quality, all grading and development activity must include stormwater pollution protection as a primary consideration. Developers are responsible for construction or upgrading of sewer and water mains, storm drains, streetlights, fire hydrants, street trees and street signs. Construction is required concurrent

with project development and a performance bond for the construction must be obtained before the issuance of building permits. In certain situations where construction is infeasible, the City may accept an in-lieu fee equal to the cost of construction.