

RESOLUTION NO. 6729

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, SETTING FORTH FINDINGS FOR REQUIRED AMENDMENTS TO THE 2025 CALIFORNIA STATE BUILDING CODE RELATIVE TO LOCAL CLIMATIC, TOPOGRAPHIC AND GEOLOGIC CONDITIONS

WHEREAS, California Health & Safety Code section 18901 et seq. provides that the Building Standards Commission shall adopt a California Building Standards Code (“CBSC”) based on specified uniform codes with input from various State Departments; and

WHEREAS, the CBSC consists of building standards that regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, electrical systems, plumbing, mechanical systems, and maintenance of all buildings in the state and includes the California Building Code (CCR, Title 24, Part 1 & 2); the California Residential Code (CCR, Title 24, Part 2.5); the California Electrical Code (CCR, Title 24, Part 3); the California Mechanical Code (CCR, Title 24, Part 4); the California Plumbing Code (CCR, Title 24, Part 5); the California Energy Code (CCR, Title 24, Part 6); The California Wildland-Urban Interface Code (CCR, Title 24, Part 7), the California Historical Building Code (CCR, Title 24, Part 8); the California Existing Building Code (CCR, Title 24, Part 10); and the California Green Building Standards Code (CCR, Title 24, Part 11); and the California Reference Standards Code (CCR, Title 24, Part 12); and

WHEREAS, the 2025 CBSC has been adopted and is codified in Title 24 of the California Code of Regulations and became effective January 1, 2026; and

WHEREAS, California Health & Safety Code Section 17922 provides that the Department of Housing and Community Development is to adopt the CBSC and other regulations; and

WHEREAS, the Department of Housing and Community Development has adopted the most recent version of the CBSC; and

WHEREAS, California Health & Safety Code Sections 17958.5 provides that a city may make changes in the provisions adopted pursuant to Health and Safety Code Section 17922 and published in the CBSC or other regulations upon specified findings; and

WHEREAS, California Health & Safety Code Section 17958 further provides that, if a city does not amend, add, or repeal ordinances or regulations to impose those requirements or make changes, the provisions published in the CBSC or other regulations shall be applicable to the city and shall be effective 180 days after publication of the CBSC by the California Building Standards Commission; and

WHEREAS, Health and Safety Code Section 17958.7 requires that the City Council, before making any modifications or changes to the CBSC, shall make an express finding that such changes or modifications are reasonably necessary because of local climatic, geologic, or topographic conditions;

NOW, THEREFORE, THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. A copy of Ordinance No. 1888 is attached hereto as Exhibit A. The charts below set forth the rational and findings for the amendments proposed therein.

Chapter 15.04 Amendments to California Building Code (CBC)

Municipal Code Section	CBC Section Added or Amended	Substance of Amendment (full text in Ordinance No. 1851)	Justification (see key below)
15.04.010		Adds Definitions to Chapter	A
15.06.020	105.2	Adds local procedures for the Work that is Exempt from Permits	B
15.06.030	105.5	Provides for the expiration of permits consistent with state law (AB 2913)	A
15.06.040	109	Creates fees for permits and plan review	A
15.06.050	114	Adds local procedures for prosecuting code violations	A
15.06.060	903.2	Amends 903.2 to require automatic sprinkler systems in locations described in Sections 903.2.1 through 903.2.21	A B(i)
15.06.070	Table 1505.1	Amends Table 1505.1 Requires minimum Class B fire rated roof coverings on all structures regulated by the Code.	A B(iii)
15.06.080	3306	Adds 3306.10 detailing requirements for fencing during construction to increase protections for pedestrians.	A
15.06.090	J112.1	Adds Section J112.1 for Sediment control	B (iii)
15.06.090	J113.1	Adds Section J113.1 Grading practices and setbacks	B (ii)
15.06.090	J114.1	Adds Section J114.1 Control of runoff.	B (ii)

Municipal Code Section	CBC Section Added or Amended	Substance of Amendment (full text in Ordinance No. 1851)	Justification (see key below)
15.06.090	J115.1	Adds Section J115.1 Revegetation and slope surface stabilization.	B (iii)
15.06.090	J116.1	Add Section J116.1 Disposal of cleared material and fill.	B (iii)
15.06.090	J117.1	Add Section J117.1 Excavated materials.	B (iii)
15.06.090	J118.1	Add Section J118.1 Completion of grading work - verification.	A
15.06.120	P103.2.1	Amends Section P103.2.1 for New Additions, alterations and change of occupancy for Emergency Housing.	B (ii)
15.06.120	P103.3	Amends Section P103.2.1 for Occupant Load for Emergency	B (ii)

Chapter 15.06 Amendments to California Residential Code (CRC)

Municipal Code Section	CBC Section Added or Amended	Substance of Amendment (full text in Ordinance No. 1851)	Justification (see key below)
15.10.020	R105.2	Adds local procedures for the Work that is Exempt from Permits	B
15.10.030	R105.5	Provides for the expiration of permits consistent with state law (AB 2913)	A
15.10.040	R108	Creates fees and process for fee refunds	A
15.10.050	R113	Adds local procedures for prosecuting code violations	A
15.10.060	R902.1	Amends Table 1505.1 Requires minimum Class B fire rated roof coverings on all structures regulated by the Code.	B (i)

Chapter 15.12 Amendments to California Electrical Code (CEC)

Municipal Code Section	CBC Section Added or Amended	Substance of Amendment (full text in Ordinance No. 1851)	Justification (see key below)
15.12.020	89.108.4.2	Establishes permit fees	A
15.12.030	230.30	Adds subparagraphs (C), (D), (E) requiring undergrounding of service laterals for new	B(ii)

		construction and of utilities for new and existing buildings	
15.12.030	230.30	Adds subparagraph (F) to impose joint and several liability on developer and property owner for compliance.	A
15.12.030	230.30	Adds subparagraph (G) to impose moratorium on overhead utility lines in specified areas	B(ii)
15.12.040	590.3(A)	Adds subparagraph (A)(1) to provide that generators are prohibited as a substitute for temporary power poles at construction sites	B(ii)

Chapter 15.14 Amendments to California Mechanical Code (CMC)

Municipal Code Section	CBC Section Added or Amended	Substance of Amendment (full text in Ordinance No. 1851)	Justification (see key below)
15.14.020	104.5	Creates fees for permits and plan review	A

Chapter 15.16 Amendments to California Plumbing Code (CPC)

Municipal Code Section	CBC Section Added or Amended	Substance of Amendment (full text in Ordinance No. 1851)	Justification (see key below)
15.16.020	104.5	Creates fees for permits and plan review	A

Justifications KEY:

A – This is an administrative amendment, which does not modify building standards as defined in California Health & Safety Code section 18909. The amendment establishes administrative procedures for the effective enforcement of the building standards in the City of Gardena.

B – This amendment is reasonably necessary because of the following local climatic, geological, or topographical conditions:

- i. Strong Winds/Climate. The dry climatic conditions with strong winds contribute to the rapid spread of even small fires originating in high- density housing. These fires spread very quickly and

create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

- ii. Heavy Precipitation. The climate alternates between extended periods of drought and brief flooding conditions. The winter months can experience heavy rainfall of up to 6 inches per hour. Flood conditions may affect the Los Angeles County Fire Departments ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
- iii. Revisions to the foundation requirements due to highly expansive soil conditions that are present in some areas of Gardena. These requirements have been used locally since 1970.

SECTION 2. Consistent with Health and Safety Code section 17958.7(c)(1), the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the governing body of the city or county and were in effect as of September 30, 2025.

SECTION 3. The Community Development Department shall file copies of Resolution No. 6729 and Ordinance No. 1888 with the California Building Standards Commission as required by Health and Safety Code Section 17958.7.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution; shall cause the same to be entered among the original resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

SECTION 5. This resolution shall be effective immediately.

PASSED, APPROVED AND ADOPTED on the 10th day of March, 2026.

Tasha Cerda, Mayor

TASHA CERDA, Mayor

ATTEST:

Mina Semenza

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

Carmen Vasquez

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, **MINA SEMENZA**, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6729** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **10th day of March 2026**, and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS LOVE AND FRANCIS, MAYOR CERDA, MAYOR PRO TEM HENDERSON, AND COUNCIL MEMBER TANAKA

NOES: NONE

ABSENT: NONE

for Becky Romero
City Clerk of the City of Gardena, California

(SEAL)