

ORDINANCE NO. 2718

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE, CALIFORNIA, REPEALING ORDINANCE NO. 2590 AND ORDINANCE NO. 2666 AND ADOPTING BY REFERENCE THE FOLLOWING PRIMARY CODES WITH CERTAIN AMENDMENTS, DELETIONS, AND ADDITIONS THERETO: CALIFORNIA BUILDING CODE, 2007 EDITION; CALIFORNIA ELECTRICAL CODE, 2007 EDITION; CALIFORNIA MECHANICAL CODE, 2007 EDITION; CALIFORNIA PLUMBING CODE, 2007 EDITION; CALIFORNIA ENERGY CODE, 2007 EDITION; CALIFORNIA FIRE CODE, 2007 EDITION; AND CALIFORNIA REFERENCE STANDARDS CODE, 2007 EDITION; AND CERTAIN SECONDARY CODES INCLUDING THE UNIFORM ADMINISTRATIVE CODE, 1997 EDITION; UNIFORM HOUSING CODE, 1997 EDITION; UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; UNIFORM BUILDING SECURITY CODE, 1997 EDITION; AND THE UNIFORM SWIMMING POOL, SPA, AND HOT TUB CODE, 2006 EDITION

City Attorney Summary

This Ordinance adopts and amends the 2007 Editions of the California Building, Plumbing, Electrical, Mechanical, California Energy Code, Fire and Reference Standards Codes, adopted by the State of California and adopts and amends 1997 Editions of the Uniform Administrative, Housing, Code for the Abatement of Dangerous Buildings and the Swimming Pool Codes. This Ordinance adopts and amends the 2006 Edition of the Uniform Swimming Pool, Spa, and Hot Tub Code.

A. Recitals.

(i) Article 2 of Chapter 1 of Part 1 of Division 1 of Title 5 of the California Government Code authorizes the adoption, by reference the California Building Code, 2007 Edition; the California Electrical Code, 2007 Edition; the California Mechanical Code, 2007 Edition; the California Plumbing Code, 2007 Edition; the California Energy Code, 2007 Edition; California Fire Code, 2007 Edition; and the California Reference Standards Code, 2007 Edition as adopted into the California Code of Regulations, Title 24, Parts 2 through 6, 9 and 12 respectively, the Uniform Administrative Code, 1997 Edition; Uniform Housing Code, 1997 Edition; the Uniform Code For The Abatement Of Dangerous Buildings, 1997 Edition; Uniform Building Security Code, 1997 Edition; and the Uniform Swimming Pool, Spa, And Hot Tub Code, 2006 Edition.

(ii) Pursuant to the provisions of the California Health and Safety Code Section 17958.7 it is determined that the amendments of building standards within the California Building Standards Code in this ordinance are reasonably necessary because of local climatic, geological, or topographical conditions.

(iii) Adoption by reference of those additional Uniform Codes is not subject to sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

(iv) A duly noticed public hearing, as required by California Government Code Section 50022.3, has been conducted and concluded prior to the adoption of this Ordinance.

(v) All legal prerequisites to the adoption of this ordinance have occurred.

B. Ordinance

NOW, THEREFORE, the City Council of the City of Garden Grove does hereby find, determine and ordain as follows:

SECTION 1: Title 18 of the Garden Grove Municipal Code, entitled Building Codes And Regulations, of the City Council of the City of Garden Grove is hereby repealed and replaced in its entirety, provided that said amendments shall not apply to, or excuse any violation thereof occurring prior to the effective date of this Ordinance and provided further that the California Codes and Uniform Codes as adopted herein by reference and amended by Ordinance No. 2590 and Ordinance No. 2666 of this City shall continue to be applicable to construction for which permits have been issued prior to the effective date of this Ordinance.

SECTION 2: Chapter 18.04 of the Garden Grove Municipal Code is hereby added to read as follows:

**Chapter 18.04
CODES ADOPTED BY REFERENCE**

Sections:

18.04.010 Codes Designated - Filing.

18.04.010 Codes Designated - Filing. Section 18.04.010 of said Garden Grove Municipal Code is hereby added to read as follows:

The California Building Code, 2007 Edition, including appendices H, I, J; California Electrical Code, 2007 Edition; California Mechanical Code, 2007 Edition including appendices A - D; California Plumbing Code, 2007 Edition including appendices A, B, D, I, K and L; California Energy Code, 2007 Edition, California Fire Code, 2007 Edition including appendices B, C and E and California Reference Standards Code, 2007 Edition as adopted into

the California Code of Regulations, Title 24, Parts 2 through 6, 9 and 12 respectively; Uniform Administrative Code, 1997 Edition, Uniform Housing Code, 1997 Edition; Uniform Code For The Abatement Of Dangerous Buildings, 1997 Edition; Uniform Building Security Code, 1997 Edition; and Uniform Swimming Pool, Spa, And Hot Tub Code, 2006 Edition; are hereby adopted by reference as the Building Codes and Regulations of the City of Garden Grove, together with amendments, additions, deletions and exceptions set forth in Chapters 18.08 through 18.52 below.

SECTION 3: Chapter 18.08 of the Garden Grove Municipal Code is hereby added to read as follows:

**Chapter 18.08
UNREINFORCED MASONRY BUILDINGS**

Sections:

- | | |
|-----------|-----------------------------------------------------------------|
| 18.08.010 | Partial Mitigation of Hazardous Unreinforced Masonry Buildings. |
| 18.08.020 | Compliance Requirements. |
| 18.08.030 | Administration. |
| 18.08.040 | Table No. A-1-G. |
| 18.08.050 | Table No. A-1-H. |

18.08.010 Partial mitigation of hazardous unreinforced masonry buildings. The following listed code, with amendments, additions, and deletions is adopted by reference.

Appendix Chapter 1, Uniform Code for Building Conservation, 1991 Edition.

This code shall not be superseded by the adoption of subsequent codes as referenced in other sections of this chapter. This section shall remain in full force and effect, regardless of the repeal, modification or amendment of other codes referenced in this chapter until such time as it is specifically amended or repealed. One copy of the code referred to above with all amendments, deletions, and additions is on file with the city clerk and is open to public inspection.

For the purpose of implementing this mitigation program for unreinforced masonry buildings, those portions of the 1991 Uniform Building Code and 1991 Uniform Building Code Standards, which are referenced in Appendix Chapter 1 of the Uniform Code for Building Conservation, 1991 Edition, shall remain in effect regardless of the adoption of subsequent editions of the Uniform Building Code and Uniform Building Code Standards. Any person or entity owning, residing in, occupying, or managing a building or structure within the city shall not maintain the building or structure in violation of any of the provisions of this section.

- 18.08.020 Compliance requirements.**
1. The owner of each building within the scope of this section shall, upon service of an order and within the time limits set forth in this section, cause a structural analysis to be made of the building by a State of California Registered Professional Civil or Structural Engineer or a State of California Licensed Architect, and if the building does not comply with earthquake standards specified in this section, the owner shall cause it to be structurally altered to conform to such standards or shall cause the building to be demolished.
 2. The owner of a building within the scope of this section shall comply with the requirements set forth above by submitting to the Building Official for review within the stated time limits:
 - (a) Within two hundred seventy (270) days after service of the order, a structural analysis, which is subject to approval by the Building Official, and which shall demonstrate that the building meets the minimum requirements of this section; or,
 - (b) Within two hundred seventy (270) days after service of the order, the structural analysis and plans for structural alteration of the building to comply with this section; or,
 - (c) Within one hundred twenty (120) days after service of the order, plans for the installation of wall anchors and parapet bracing and exterior wall appendage removal or stabilization in accordance with the requirements specified in Section A110 of Appendix Chapter 1, Uniform Code for Building Conservation, 1991 Edition; or
 - (d) Within two hundred seventy (270) days after service of the order, plans for the demolition of the building.
 3. After plans are submitted and approved by the Building Official, the owner shall obtain a building permit and then commence and complete the required construction or demolition within the time limits set forth in Table No. A-1-G (GGMC 18.08.040). These time limits shall begin to run from the date the order is served in accordance with Section 18.08.030, except that the time limit to commence structural alterations or building demolition shall begin to run from the date the building permit is issued.
 4. Owners electing to comply with Item 2(c) of this section are also required to comply with Item 2(b) or 2(d) of this section; provided, however, that the two hundred seventy (270) day period provided for in Item 2(b) or 2(d) and the time limits for obtaining a building permit and to complete structural alterations or building demolition set forth in Table No. A-1-G may be extended in accordance with Table No. A-1-H (GGMC 18.08.050). Each such extended time limit shall begin to run from the date the order is served, in accordance with Section 18.08.030, except that the time limit to commence structural alterations or demolition shall begin to run from the date the building permit is issued.

18.08.030 Administration.

1. Order — Service.

(a) The Building Official shall, in accordance with the priorities set forth in Table No. A-1-H, issue an order as provided in this section, to the owner of each building within the scope of this section.

(b) Prior to the service of an order as set forth in Table No. A-1-H, a bulletin may be issued to the owner as shown upon the last equalized assessment roll or to the person in apparent charge or control of a building considered by the Building Official to be within the scope of this section. The bulletin may contain information the Building Official deems appropriate. The bulletin may be issued by mail or in person.

2. Order — Priority of Service. Priorities for the service of the order for buildings within the scope of this section shall be in accordance with the rating classification as shown on Table No. A-1-H. The minimum time period to the service of the order as shown on Table No. A-1-H shall be measured from the effective date of this section. The Building Official may, upon receipt of a written request from the owner, order such owner to bring his building into compliance with this section prior to the normal service date for such building set forth in this section.

3. Order — Contents. The order shall be in writing and shall be served either personally or by certified mail upon the owner as shown on the last equalized assessment roll, and upon the person, if any, in apparent charge or control of the building. The order shall specify that the building has been determined by the Building Official to be within the scope of this section, and therefore is required to meet the minimum seismic standards of this section. The order shall specify the rating classification of the building and shall be accompanied by a copy of Section 18.08.020, which sets forth the owner's alternatives and time limits for compliance.

4. Appeal from Order. The owner of the building may appeal to the Administrative Board of Appeals, the Building Official's initial determination that the building is within the scope of this section. Such appeal shall be filed with the Board within thirty days from the service date of the order described in Section 18.08.030. Any appeal shall be decided by the board no later than ninety (90) days after filing, and the grounds thereof shall be stated clearly and concisely. Appeals or requests for modifications from any other determination, orders, or actions by the Building Official pursuant to this section shall be made in accordance with the procedures established in Sections 204 and 301 of the Administrative Code.

5. Recordation. At the time that the Building Official serves the order, he shall also file with the Office of the County Recorder, a certificate stating that the subject building is within the scope of this section and is a potentially earthquake hazardous building. The certificate shall also state that the owner thereof has been ordered to structurally analyze the building and to alter or demolish it where compliance with this section has not been demonstrated.

If the building is demolished, found not to be within the scope of this section, or is made structurally capable of resisting the minimum seismic forces required by this section as a result of structural alterations or an analysis, the Building Official shall file with the Office of the County Recorder, a form terminating the status of the subject building as being classified within the scope of this section.

6. Enforcement. If the owner in charge or control of the subject building fails to comply with any order issued by the Building Official pursuant to this section, within any of the time limits set forth in this section, the Building Official shall verify that the record owner of this building has been properly served. If the order has been served on the record owner, then the Building Official shall order that the entire building be vacated and that the building remain vacated until such order has been complied with. If compliance with such order has not been accomplished within ninety days (90) after the date the building has been ordered vacated, or such additional time as may have been granted by the Administrative Board of Appeals, the Building Official may order its demolition in accordance with the provisions of Section 203 of the Administrative Code, the Uniform Code for the Abatement of Dangerous Buildings, or the Garden Grove Municipal Code.

18.06.040 TABLE NO. A-1-G — TIME LIMITS FOR COMPLIANCE

Required Action By Owner	Obtain Building Permit Within	Commence Construction Within	Complete Construction Within
Structural Alterations or Building Demolition	1 Year ²	180 Days ¹	3 Years ²
Wall Anchors	180 Days ²	270 Days ²	1 Year ²

¹Measured from date of building permit issuance.

²Measured from date of service of order.

18.06.050 TABLE NO. A-1-H — EXTENSIONS OF TIME AND SERVICE PRIORITIES

Rating Classification	Occupant Load	Extension Of Time If Wall Anchors Are Installed	Periods For Service Of Order
I (Highest Priority)	N/A	N/A	N/A
II	100 Or More	1 Year	180 Days
III-A	100 Or More	1 Year	1 Year
III-B	50 Or More But Less Than 100	1 Year	1 Year
III-C	20 Or More But Less Than 50	2 Years	1 Year
IV (Lowest Priority)	Less Than 20	2 Years	1 Year

SECTION 4: Chapter 18.10 of the Garden Grove Municipal Code is hereby added to read as follows:

**Chapter 18.10
ADMINISTRATIVE CODE**

Sections:

18.10.010	Section 101.1	Amended — Title.
18.10.020	Section 101.2	Amended — Purpose.
18.10.030	Section 101.3	Amended — Scope.
18.10.040	Section 101.4	Added — Intention.
18.10.050	Section 102.4	Amended — Existing Occupancy
18.10.060	Section 103	Deleted — Definitions.
18.10.070	Section 203	Amended — Unsafe Buildings, Structures or Building Service Equipment
18.10.080	Section 204.1	Amended — General.
18.10.090	Section 301.2.1,	Item #2 Amended — Building Permits.
18.10.100	Section 301.2.1,	Item #12 Added — Building Permits.
18.10.110	Section 301.2.2,	Item #3 Added — Plumbing Permits.
18.10.120	Section 301.2.5	Added — Sign Permits.
18.10.130	Section 304.1	Amended — General.
18.10.140	Section 304.2	Amended — Permit Fees.
18.10.150	Section 304.3	Amended — Plan Review Fees.
18.10.160	Section 304.5.2	Amended — Fee.
18.10.170	Section 305.1	Amended — General.
18.10.180	Section 305.8	Amended — Reinspections.
18.10.190	Section 306	Deleted — Special Inspections.
18.10.200	Section 307	Deleted — Structural Observation.

18.10.210 Section 309.2 Amended — Change in Use.
18.10.220 Tables 3-A through 3-H Deleted.

18.10.010 Section 101.1 Amended — Title. Section 101.1 of said Uniform Administrative Code, 1997 Edition, is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Garden Grove Building Code and Regulations, may be cited as such and will be referred to herein as "this code."

18.10.020 Section 101.2 Amended — Purpose. Section 101.2 of said Uniform Administrative Code, 1997 Edition is hereby amended to read as follows:

101.2 Purpose. The purpose of this code is to provide for the administration and enforcement of the technical codes as adopted by this jurisdiction and to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location, operation, and maintenance of all buildings, structures and building service equipment within this jurisdiction as specifically regulated herein.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

18.10.030 Section 101.3 Amended — Scope. Section 101.3 of said Uniform Administrative Code, 1997 Edition is hereby amended to read as follows:

101.3 Scope. The provisions of this code shall serve as the administrative, organizational and enforcement rules and regulations for the technical codes which regulate the site preparation and construction, erection, installation, alteration, moving, demolition, repair, maintenance, use and occupancy of buildings or structures, including accessory buildings or structures, and building service equipment within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated by this code, and hydraulic flood control structures.

Whenever in this code, or in any technical code as adopted by this jurisdiction, reference is made to an appendix, the provisions of the appendix shall not apply unless specifically adopted.

18.10.040 Section 101.4 Added — Intention. Section 101.4 of said Uniform Administrative Code, 1997 Edition is hereby added to read as follows:

101.4 Intention. This code, or the technical codes as adopted by the Garden Grove City Council are intended to establish minimum standards to safeguard life or limb, health, property and public welfare and is not intended as a design specification nor an instruction manual for untrained personnel.

18.10.050 Section 102.4 Amended — Existing Occupancy. The last paragraph of Section 102.4 of said Uniform Administrative Code, 1997 Edition is hereby amended to read as follows:

A change in the use or occupancy of any existing building or structure shall comply with the provisions of Section 309 of this code and Section 3406 of the Building Code.

18.10.060 Section 103 Deleted — Definitions. Section 103 of said Uniform Administrative Code, 1997 Edition is hereby deleted in its entirety.

18.10.070 Section 203 Amended — Unsafe Buildings, Structures or Building Service Equipment. The last paragraph of Section 203 of said Uniform Administrative Code, 1997 Edition is hereby amended to read as follows:

Unsafe buildings, structures or appendages and building service equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Dangerous Buildings Code, the Housing Code or such alternate procedure as may be adopted by this jurisdiction. As an alternate, the building official or other employee or official of this jurisdiction as designated by the governing body may institute other appropriate action to prevent, restrain, correct or abate the violation.

18.10.080 Section 204.1 Amended — General. Section 204.1 of said Uniform Administrative Code, 1997 Edition is hereby amended to read as follows:

204.1 General. Appeals of orders, decisions or determinations made by the Building Official, or on fire code matters, the Fire Chief, may be made to the Garden Grove Administrative Board of Appeals as provided for in Garden Grove Municipal Code chapter 2.54. The Building Official, or for fire code matters the Fire Chief, shall be an ex-officio member and shall act as secretary of the board but shall have no vote upon any matter before the board. The board shall render all decisions and findings in writing to the appellant with a duplicate copy to the secretary.

18.10.090 Section 301.2.1, Item #2 Amended — Building Permits. Section 301.2.1, Item #2 of said Uniform Administrative Code, 1997 Edition is hereby amended to read as follows:

2. Fences of wood, chain link, or similar material and not over seven (7) feet high. Masonry and/or concrete fences not over three (3) feet high.

18.10.100 Section 301.2.1, Item #12 Added — Building Permits. Section 301.2.1, Item #12 of said Uniform Administrative Code, 1997 Edition is hereby added to read as follows:

12. Ground mounted flag poles not exceeding 17' high or structure mounted poles not exceeding 8' in length used to display local, State or National flags and constructed on, or adjacent to a single family dwelling or duplex (R-3 occupancy). Such flag poles shall be situated on the lot in compliance with all building and property line setback requirements.

18.10.110 Section 301.2.2, Item #3 Added — Plumbing Permits. Section 301.2.2, Item #3 of said Uniform Administrative Code, 1997 Edition is hereby added to read as follows:

3. The following plumbing fixtures or appliances may be replaced in owner-occupied dwelling units only, without the issuance of a plumbing permit, when the repair work is performed by a properly licensed contractor, the utility demand (i.e. water, electrical or gas) for the fixture or appliance does not exceed the demand required by the original device, and that the replacement process requires no additional changes to those pipes or conductors serving the device.

1. Dishwasher.
2. Clothes washer.
3. Garbage disposal.
4. Icemakers (residential).
5. Faucets appurtenant to wash basins, kitchen and laundry sinks (excluding faucets for bath tubs, showers, etc.), provided the connections made to the potable water system require no special soldering or welding knowledge.

18.10.120 Section 301.2.5 Added — Sign Permits. Section 301.2.5 of said Uniform Administrative Code, 1997 Edition is hereby added to read as follows:

301.2.5 Sign Permits. A sign permit is not required for the following signs. These exemptions shall not be construed as relieving the owner of the sign from the responsibility of its erection and maintenance and its compliance with the provisions of this Code or any other law or ordinance regulating the same.

1. The changing of the advertising copy or message on billboard signs, theater marquees, and similar signs specifically designed to use replaceable copy.
2. Repainting or cleaning of an advertising structure or existing wall sign, such that there is no change of color, or message, or copy design, or size.
3. Temporary real estate signs not larger than six (6) square feet and construction signs not larger than thirty-two (32) square feet advertising the sale, lease, or rental of or construction on the property upon which the sign is located.
4. Political signs, flags, pennants, and banners. Reference GGMC §18.10.100 for permit exceptions for flagpoles.

18.10.130 Section 304.1 Amended — General. Section 304.1 of said Uniform Administrative Code, 1997 Edition is hereby amended to read as follows:

304.1 General. All fees relating to subdivisions, community events, drainage, land use, park and recreational facilities, building permits, grading permits, plumbing permits, mechanical permits, electrical permits, sign permits, street permits, plan review activity and other miscellaneous fees shall be paid in accordance with a resolution adopted by the City Council. A copy of the resolution may be obtained from the office of the City Clerk.

18.10.140 Section 304.2 Amended — Permit Fees. The first sentence of Section 304.2 of said Uniform Administrative Code, 1997 Edition is hereby amended to read as follows:

304.2 Permit Fees. The fee for each permit shall be as set forth in a resolution adopted by the Garden Grove City Council. (Balance of section to remain unchanged.)

18.10.150 Section 304.3 Amended — Plan Review Fees. Section 304.3 of said Uniform Administrative Code, 1997 Edition, is hereby amended to read as follows:

304.3 Plan Review Fees. When submittal documents are required by Section 302.2, a plan review fee shall be paid at the time of submitting documents for plan review. Said plan review fee shall be as set forth in a resolution adopted by the Garden Grove City Council. The plan review fees specified in this section are separate fees from the permit fees specified in Section 304.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 302.4.2, an additional plan review fee shall be charged at a rate set forth in a resolution adopted by the Garden Grove City Council.

18.10.160 Section 304.5.2 Amended — Fee. The third sentence of Section 304.5.2 of said Uniform Administrative Code, 1997 Edition is hereby amended to read as follows:

The minimum investigation fee shall be as set forth in a resolution adopted by the Garden Grove City Council. (Balance of section to remain unchanged.)

18.10.170 Section 305.1 Amended — General. The last sentence of the first paragraph of section 305.1 of said Uniform Administrative Code, 1997 Edition, is hereby amended to read as follows:

In addition, certain types of construction shall have continuous inspection as specified in Section 1704 of the Building Code. (Balance of section to remain unchanged.)

18.10.180 Section 305.8 Amended — Reinspections. The fourth paragraph of section 305.8 of said Uniform Administrative Code, 1997 Edition, is hereby amended to read as follows:

To obtain a reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose, and pay the reinspection fee as set forth in a resolution adopted by the Garden Grove City Council.

18.10.190 Section 306 Deleted — Special Inspections. Section 306 of said Uniform Administrative Code, 1997 Edition, is hereby deleted in its entirety.

18.10.200 Section 307 Deleted — Structural Observation. Section 307 of said Uniform Administrative Code, 1997 Edition, is hereby deleted in its entirety.

18.10.210 Section 309.2 Amended — Change in Use. Section 309.2 of said Uniform Administrative Code, 1997 Edition, is hereby amended to read as follows:

309.2 Change in Use. No change shall be made in the character of occupancies or use of any building that would place the building in a different division of the same occupancy group or in a different group of occupancies, unless such building is made to comply with the requirements of this code and the technical codes adopted by this jurisdiction for such division or group of occupancy.

EXCEPTION: The character of the occupancy of existing buildings may be changed subject to the approval of the Building Official, and the building may be occupied for purposes in other groups without conforming to all the requirements of the technical codes for those

groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

No change in the character of occupancy of a building shall be made without a certificate of occupancy, as required in Section 309 of this code. The Building Official may issue a certificate of occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this code and the technical codes as adopted by this jurisdiction.

18.10.220 Tables 3-A through 3-H Deleted. Tables 3-A through 3-H of said Uniform Administrative Code, 1997 Edition, are hereby deleted in their entirety.

SECTION 5: Chapter 18.12 of the Garden Grove Municipal Code is hereby added to read as follows:

**Chapter 18.12
BUILDING CODE**

Sections:

18.12.010	Section 202	Amended — Definitions.
18.12.020	Section 312.1	Amended — General.
18.12.030	Section 903.2	Amended — Where required.
18.12.040	Section 903.3.1.1.05	Added — Water Supply.
18.12.050	Section 911.2	Added — Fire Department System.
18.12.060	Section 1116B.1.8	Amended — Car inside.
18.12.070	Section 1803.3	Amended — Site grading.
18.12.080	Section 2509.2	Amended — Base for tile.
18.12.090	Section 2509.3	Amended — Limitations.
18.12.100	Section 3109	Deleted — Swimming Pool Enclosures and Safety Devices.
18.12.110	Chapter 31B	Deleted — Public Swimming Pools.
18.12.120	Chapter 31C	Deleted — Radiation.
18.12.130	Chapter 31D	Deleted — Food Establishments.
18.12.140	Chapter 31F	Deleted — Marine Oil Terminals.
18.12.150	Appendix Chapter 1	Deleted — Administration.
18.12.160	Section H101.1	Amended — General.
18.12.170	Section H101.2	Deleted — Signs Exempt From Permits.
18.12.180	Section H102.1	Amended — General.
18.12.190	Section H105.2	Amended — Permits, drawings and specifications.
18.12.200	Section H107.2	Added — Restrictions on Combustible Materials.
18.12.210	Section J104.1	Amended — Submittal requirements.
18.12.220	Section J104.2	Amended — Site plan requirements.

18.12.010 Section 202 Amended — Definitions. Certain definitions within Section 202 of said California Building Code, 2007 Edition are hereby added or amended as follows:

BUILDING CODE is the California Building Code, 2007 Edition, as adopted by the California State Building Standards Commission into the California Code of Regulations, Title 24, and as adopted by the Garden Grove City Council.

BUILDING OFFICIAL is the officer or other designated authority charged with the administration and enforcement of the Garden Grove Building Codes and Regulations in accordance with California Health and Safety Code section 18949.27.

BUILDING SERVICE EQUIPMENT refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, fire-fighting and transportation facilities essential to the occupancy of the building or structure for its designated use.

DANGEROUS BUILDINGS CODE is the "*Uniform Code for the Abatement of Dangerous Buildings*," 1997 Edition, as adopted by the City of Garden Grove.

ELECTRICAL CODE is the "*California Electrical Code*," 2007 Edition, as adopted by the City of Garden Grove.

HIGH-RISE BUILDING As used in this code:

1. "Existing high-rise structure" means a high-rise structure, the construction of which is commenced or completed prior to July 1, 1974.
2. "High-rise structure" means every building of any type of construction or occupancy having floors used for human occupancy located more than 55 feet (16,764 mm) above the lowest floor level having building access (see Section 403.1.2), except buildings used as hospitals as defined in Health and Safety Code Section 1250.
3. "New high-rise structure" means a high rise structure, the construction of which is commenced on or after July 1, 1974.

HOUSING CODE is the "*Uniform Housing Code*," 1997 Edition, as adopted by the City of Garden Grove.

JURISDICTION, as used in this code, is the City of Garden Grove.

MECHANICAL CODE is the "*California Mechanical Code*," 2007 Edition, as adopted by the City of Garden Grove.

OCCUPANCY is the purpose for which a building, or part thereof, is used or intended to be used.

PLUMBING CODE is the "*California Plumbing Code*," 2007 Edition, as adopted by the City of Garden Grove.

REPAIR is the reconstruction or renewal of any part of an existing building, structure or building service equipment for the purpose of its maintenance.

STRUCTURE is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

TECHNICAL CODES refer to those codes adopted by this jurisdiction containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of buildings or structures and building service equipment as herein defined.

UBC STANDARDS (as used in this code) is the "*California Referenced Standards Code*," 2007 Edition as adopted by the City of Garden Grove.

VALUATION or VALUE, as applied to a building and its building service equipment, shall be the estimated cost to replace the building and its building service equipment in kind, yet, in compliance to this code and the technical codes adopted by this jurisdiction, and based on current replacement costs.

18.12.020 Section 312.1 Amended — General. Section 312.1 of said California Building Code, 2007 Edition is hereby amended to read in part as follows:

Delete: Fences more than 6 feet (1829 mm) high.
Add: Masonry and/or concrete fences over three (3) feet high and other fences over seven (7) feet high.

All other items as listed remain unchanged.

18.12.030 Section 903.2 Amended — Where required. Section 903.2, of said California Building Code, 2007 Edition is hereby amended by adding the following after the first paragraph:

Notwithstanding any other provisions in this code, approved automatic sprinkler systems shall be installed and maintained in accordance with the latest edition of NFPA Standard 13 throughout all new buildings or structures, regardless of fire walls, with a gross floor area of 6,000 square feet or more, with a total height of 55 feet or more above grade, or containing three or more stories.

Buildings or structures which presently exceed 6,000 square feet of floor area constructed prior to the adoption of this code, upon or to which any alteration or additions are to be made which would add more than 2,000 square feet to the existing square footage of this building, shall have automatic sprinklers installed, as required herein and above.

Buildings or structures which presently do not exceed 6,000 square feet of floor area, to which any alterations or additions are made, and after such alterations or additions the floor area will exceed 8,000 square feet, shall have automatic sprinkler systems installed, as required herein and above. (Balance to remain unchanged.)

18.12.040 Section 903.3.1.1.05 Added — Water Supply.

Section 903.3.1.1.05, of said California Building Code, 2007 Edition is hereby added to read as follows:

903.3.1.1.05 Water Supply. Automatic fire-sprinkler systems shall be designed to utilize not more than 90 percent of the available water supply as indicated by a submitted graph sheet as required by the latest edition of National Fire Protection Association (NFPA), Standard 13.

18.12.050 Section 911.2 Added — Fire Department System.

Section 911.2 of said California Building Code, 2007 Edition is hereby added to read as follows:

911.2 Fire department system. In high-rise or parking structures of non-combustible construction, when it is determined by test that portable fire department communication equipment is ineffective, a communication system acceptable to the Garden Grove Fire Marshal shall be installed within the building to permit emergency communication between fire suppression personnel.

18.12.060 Section 1116B.1.8 Amended — Car inside. The first paragraph of Section 1116B.1.8 is hereby amended to read as follows:

1116B.1.8 Car inside. For accessible elevators, the car inside shall allow for the turning of a wheelchair. The minimum clear distance between walls or between wall and door, excluding return panels, shall be not less than 80 inches by 54 inches (2032 mm by 1372 mm). See figure 11B-40B. Minimum distance from wall to return panel shall be not less than 51 inches (1295 mm). (Balance to remain unchanged.)

18.12.070 Section 1803.3 Amended — Site grading. Section 1803.3 of said California Building Code is hereby amended to read as follows:

1803.3 Site grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 48 units horizontal (2-percent slope) for a minimum distance of 5 feet (1,524 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 5 feet (1,524 mm) of horizontal distance, a 2 percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 1 percent where located within 5 feet (1,524 mm) of the building foundation. Impervious surfaces within five feet (1,524 mm) of the building foundation shall be sloped a minimum of 1 percent away from the building.

Exception: Where climatic or soil conditions warrant, the slope of the ground away from the building foundation may be permitted to be reduced to not less than 1 unit vertical in 96 units horizontal (1 percent slope)

The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill.

18.12.080 Section 2509.2 Amended — Base for tile. Section 2509.2 of said California Building Code is hereby amended to read as follows:

2509.2 Base for tile. Portland cement plaster or cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C1178 or C1325, and installed in accordance with manufacturer recommendations, shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas. Water resistant gypsum backing board shall not be used as a base for tile within shower areas, however may be used as a base for tile in water closet compartment walls when installed in accordance with GA-216 or ASTM C840 and manufacturer recommendations. Regular gypsum wallboard is permitted under tile or wall panels in other wall and ceiling areas when installed in accordance with GA-216 or ASTM C840.

18.12.090 Section 2509.3 Amended — Limitations. Section 2509.3 of said California Building Code, 2007 Edition is hereby amended to read as follows:

2509.3 Limitations. Water-resistant gypsum backing board shall not be used in the following locations:

1. Over a vapor retarder in shower or bathtub compartments.
2. Where there will be direct exposure to water or in areas subject to continuous high humidity.

3. On ceilings where frame spacing exceeds 12 inches (305 mm) o.c. for ½" thick (12.7mm) water-resistant gypsum backing board and more than 16 inches (406 mm) o.c. for 5/8 inch-thick (15.9 mm) water-resistant gypsum backing board.
4. As a tile backer within shower areas.

18.12.100 Section 3109 Deleted — Swimming Pool Enclosures and Safety Devices. Section 3109 of said California Building Code, 2007 Edition is hereby deleted in its entirety.

18.12.110 Chapter 31B Deleted — Public Swimming Pools. Chapter 31B of said California Building Code, 2007 Edition, is hereby deleted in its entirety.

18.12.120 Chapter 31C Deleted — Radiation. Chapter 31C of said California Building Code, 2007 Edition, is hereby deleted in its entirety.

18.12.130 Chapter 31D Deleted — Food Establishments. Chapter 31D of said California Building Code, 2007 Edition, is hereby deleted in its entirety.

18.12.140 Chapter 31F Deleted — Marine Oil Terminals. Chapter 31F of said California Building Code, 2007 Edition, is hereby deleted in its entirety.

18.12.150 Appendix Chapter 1 Deleted — Administration. Appendix chapter 1 of said California Building Code, 2007 Edition is hereby deleted in its entirety.

18.12.160 Section H101.1 Amended — General. Section H101.1 of said California Building Code, 2007 Edition is hereby amended by adding the following to the end of the first paragraph:

The supports for all signs or sign structures shall be placed in or upon private property and shall be securely built, constructed, and erected in conformance with the requirements of this Code. A cash bond shall be posted with the Building Official to cover the costs of relocating any sign proposed to be erected on property which is future right-of-way for streets and highways. The amount of bond shall be determined by the Building Official.

No sign may be located within, upon, or project over any planned right-of-way as designated on any Precise or Specific Plan adopted by the City except when all of the following conditions are complied with:

1. Such projection shall comply with this Code.
2. A sign may be located upon planned right-of-way if the location is approved by the City Engineer. The owner of the property on which the sign is to be located shall execute a written recorded agreement

with the City. Said agreement shall provide for the removal of said sign from the planned right-of-way upon request from the City Engineer and such removal shall be effected within thirty (30) days from the request at no expense to the City.

18.12.170 Section H101.2 Deleted — Signs Exempt From Permits. Section H101.2 of said California Building Code, 2007 Edition is hereby deleted in its entirety.

18.12.180 Section H102.1 Amended — General. The definition of "Wall sign" within Section H102.1 of said California Building Code, 2007 Edition is hereby amended as follows:

Wall sign is any sign attached to, painted on, or erected against or a part of the wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of said wall. Said sign shall not extend above the height of the wall or parapet on which located, nor shall said sign extend more than two (2) feet from the surface to which it is attached.

18.12.190 Section H105.2 Amended — Permits, drawings and specifications. The first sentence of section H105.2 of said California Building Code, 2007 Edition is hereby amended to read as follows:

H105.2 Permits, drawings and specifications. Where a permit is required, construction documents shall be required. (Balance to remain unchanged.)

18.12.200 Section H107.2 Added — Restrictions on Combustible Materials. Section H107.2 of said California Building Code, 2007 Edition is hereby added to read as follows:

H107.2 Restrictions of Combustible Materials. Ground signs may be constructed of any material meeting the requirements of this code.

Pole signs, and signs on marquees shall be constructed of non-combustible materials. No combustible materials other than approved plastics shall be used in the construction of electric signs.

EXCEPTIONS:

1. The display surface of signs other than electric signs may be of solid-sawn lumber with a minimum nominal thickness of two inches (2") when the sign is located a distance from the property line where non-fire rated exterior walls are permitted by the Building Code.
2. Nonstructural trim and portable display surfaces may be of wood, metal, approved plastics or a combination thereof.
3. Temporary real estate and construction signs may be constructed of wood.

18.12.210 Section J104.1 Amended — Submittal requirements.
Section J104.1 of said California Building Code, 2007 Edition is hereby amended to read as follows:

J104.1 Submittal requirements. In addition to the provisions of Section 302 of the Uniform Administrative Code as adopted by the City of Garden Grove, the applicant shall state the estimated quantities of excavation and fill.

18.12.220 Section J104.2 Amended — Site plan requirements.
Section J104.2 of said California Building Code, 2007 Edition is hereby amended to read as follows:

J104.2 Site plan requirements. In addition to the provisions of Section 302 of the Uniform Administrative Code as adopted by the City of Garden Grove, a grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of this code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of this code.

SECTION 6: Chapter 18.16 of the Garden Grove Municipal Code is hereby added to read as follows:

**Chapter 18.16
ELECTRICAL CODE**

Sections:

18.16.010	Article 089	Deleted — General Code Provisions
18.16.020	Article 90-6	Deleted — Formal Interpretations.
18.16.030	Article 90-8	Deleted — Wiring Planning.
18.16.040	Article 590.3(B)	Amended — 30 Days.

18.16.010 Article 089 Deleted — General Code Provisions.
Article 089 of said California Electrical Code, 2007 Edition, is hereby deleted in its entirety.

18.16.020 Article 90.6 Deleted — Formal Interpretations. Article 90.6 of said California Electrical Code, 2007 Edition, is hereby deleted in its entirety.

18.16.030 Article 90.8 Deleted — Wiring Planning. Article 90.8 of said California Electrical Code, 2007 Edition, is hereby deleted in its entirety.

18.16.040 Article 590.3(B) Amended — 30 Days. Article 590.3(B) of said California Electrical Code, 2007 Edition is hereby amended to read as follows:

30 Days. Temporary electrical power and lighting installations for non-residential occupancies shall be limited to a period of time not to exceed 30 days for holiday temporary sales lots and decorative lighting and similar purposes.

SECTION 7: Chapter 18.20 of the Garden Grove Municipal Code is hereby added to read as follows:

**Chapter 18.20
MECHANICAL CODE**

Sections:

18.20.010	Chapter 1	Deleted — General Code Provisions.
18.20.020	Appendix Chapter 1	Deleted — Administration.

18.20.010 Chapter 1 Deleted — General Code Provisions.
Chapter 1 of said California Mechanical Code, 2007 Edition is hereby deleted in its entirety.

18.20.020 Appendix Chapter 1 Deleted — Administration.
Appendix Chapter 1 of said California Mechanical Code, 2007 Edition is hereby deleted in its entirety.

SECTION 8: Chapter 18.24 of the Garden Grove Municipal Code is hereby added to read as follows:

**Chapter 18.24
PLUMBING CODE**

Sections:

18.24.010	Section 316.4	Amended — Dielectric Unions.
18.24.020	Section 419	Added — Exterior Hose Bibbs.
18.24.030	Section 610.8	Amended — Size of Meter and Building Supply Pipe Using Table 6-6.
18.24.040	Table 6-5	Amended — Fixture Unit Table for Determining Water Pipe and Meter Sizes.
18.24.050	Appendix Chapter 1	Deleted — Administration.

18.24.010 Section 316.2.4 Amended — Dielectric Unions.
Section 316.2.4 of said California Plumbing Code, 2007 Edition, is hereby amended to read as follows:

316.2.4 Dielectric Unions. Dielectric unions, or properly listed fittings or connectors shall be used at all points of connection where there is a dissimilarity of metals.

EXCEPTION: A six-inch brass nipple may be used in place of listed fittings or connectors.

18.24.020 Section 419 Added — Exterior Hose Bibbs. Section 419 of said California Plumbing Code, 2007 Edition, is hereby added to read as follows:

419. Exterior Hose Bibbs. For residential structures, each main building shall have a minimum of two (2), three-quarter (3/4) inch hose bibbs, one located readily accessible to the front yard, and one readily accessible to the rear yard.

18.24.030 Section 610.8 Amended — Size of Meter and Building Supply Pipe Using Table 6-6. The last paragraph of Section 610.8 of said California Plumbing Code, 2007 Edition, is hereby amended to read as follows:

No building supply pipe shall be less than one (1) inch for single-family dwellings and 3/4 inch for all other buildings.

18.24.040 Table 6-6 Amended — Fixture Unit Table for Determining Water Pipe and Meter Sizes. Footnote *** of Table 6-6 of said California Plumbing Code, 2007 Edition, is hereby amended to read as follows:

*** Building supply - 3/4" minimum, 1" minimum for each single-family dwelling unit.

18.24.050 Appendix Chapter 1 Deleted — Administration. Appendix Chapter 1 of said California Plumbing Code, 2007 Edition, is hereby deleted in its entirety.

SECTION 9: Chapter 18.28 of the Garden Grove Municipal Code is hereby added to read as follows:

**Chapter 18.28
ENERGY CODE**

Sections:

18.28.010	Section 100(g)	Amended — Administrative Requirements.
18.28.020	Section 101(b)	Amended — Definitions.

18.28.010 Section 100(g) Amended — Administrative Requirements. Section 100(g) of said California Energy Code, 2007 Edition is hereby amended to read as follows:

(g) Administrative Requirements. Administrative requirements relating to this code are specified in Garden Grove Municipal Code chapter 18.10.

18.28.020 Section 101(b) Amended — Definitions. Certain definitions within Section 101(b) of said California Energy Code, 2007 Edition are hereby amended to read as follows:

CLIMATE ZONES are the 16 geographic areas of California for which the Commission has established typical weather data, prescriptive packages and energy budgets. Climate zone boundary descriptions are in the document "California Climate Zone Descriptions" (July, 1995), incorporated herein by reference. Figure 101-A is an approximate map of the 16 climate zones. All projects shall be designed and constructed in accordance with the provisions of this code for Climate Zone 8.

SECTION 10: Chapter 18.32 of the Garden Grove Municipal Code is hereby added to read as follows:

**Chapter 18.32
FIRE CODE**

Sections:

18.32.010	Section 202	Amended — General Definitions.
18.32.020	Section 903.2	Amended — Where required.
18.32.030	Section 903.3.1.1	Amended — NFPA 13 sprinkler systems.
18.32.040	Section 2206.2.3	Amended — Aboveground tanks located outside, above grade.
18.32.050	Section 2206.2.6, Item #6	Amended — Special Enclosures.
18.32.060	Appendix Chapter 1	Deleted — Administration.

18.32.010 Section 202 Amended — General Definitions. The definition for "*Fireworks, 1.4G*" within section 202 of said California Fire Code, 2007 Edition, is hereby amended to read as follows:

Fireworks, 1.4G. Includes safe and sane fireworks as defined in Division 11, part 2 of the Health and Safety Code of the State of California. Also see section 3302.1.

18.32.020 Section 903.2 Amended — Where required. Section 903.2 of said California Fire Code, 2007 Edition, is hereby amended by adding the following after the first paragraph:

Notwithstanding any other provisions in this code, approved automatic sprinkler systems shall be installed and maintained in accordance with the latest edition of NFPA Standard 13 throughout all new buildings or structures, regardless of fire walls, with a gross floor area of 6,000 square feet or more, with a total height of 55 feet or more above grade, or containing three or more stories.

Buildings or structures which presently exceed 6,000 square feet of floor area constructed prior to the adoption of this code, upon or to which any

alteration or additions are to be made which would add more than 2,000 square feet to the existing square footage of this building, shall have automatic sprinklers installed, as required herein and above.

Buildings or structures which presently do not exceed 6,000 square feet of floor area, to which any alterations or additions are made, and after such alterations or additions the floor area will exceed 8,000 square feet, shall have automatic sprinkler systems installed, as required herein and above. (Balance to remain unchanged.)

18.32.030 Section 903.3.1.1 Amended — NFPA 13 sprinkler systems. Section 903.3.1.1 of said California Fire Code, 2007 Edition, is hereby amended to read as follows:

903.3.1.1 NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1.

Automatic fire-sprinkler systems shall be designed to utilize not more than 90 percent of the available water supply as indicated by a submitted graph sheet as required by the latest edition of National Fire Protection Association, Standard 13.

18.32.040 Section 2206.2.3 Amended — Aboveground tanks located outside, above grade. The first paragraph of section 2206.2.3, of said California Fire Code, 2007 Edition, is hereby amended to read as follows:

2206.2.3 Aboveground tanks located outside, above grade. Aboveground tanks shall not be used for the storage of Class I, II or IIIA liquid motor fuels except as provided in this section. NOTE: Class I and Class II liquids shall not be dispensed into the fuel tank of a motor vehicle from aboveground tanks except when approved by the Chief. (Balance to remain unchanged.)

18.32.050 Section 2206.2.6, Item #6 Amended — Special Enclosures. Section 2206.2.6, Item #6, of said California Fire Code, 2007 Edition, is hereby amended to read as follows:

6. Tanks containing Class I, II or III-A liquids shall not exceed 2,200 gallons aggregate.

18.32.060 Appendix Chapter 1 Deleted — Administration. Appendix Chapter 1 of said California Fire Code, 2007 Edition, is hereby deleted in its entirety.

SECTION 11: Chapter 18.36 of the Garden Grove Municipal Code is hereby added to read as follows:

**Chapter 18.36
REFERENCE STANDARDS CODE**

Sections:

18.36.010	Chapter 12-1	Deleted — Administration.
18.36.020	Chapter 12-4A	Deleted — Laboratory Animal Quarter Standards.
18.36.030	Chapter 12-31C	Deleted — Radiation Shielding Standards.

18.36.010 Chapter 12-1 Deleted — Administration. Chapter 12-1 of said California Referenced Standards Code, 2007 Edition, is hereby deleted in its entirety.

18.36.020 Chapter 12-4A Deleted — Laboratory Animal Quarter Standards. Chapter 12-4A of said California Referenced Standards Code, 2007 Edition, is hereby deleted in its entirety.

18.36.030 Chapter 12-31C Deleted — Radiation Shielding Standards. Chapter 12-31C of said California Referenced Standards Code, 2007 Edition, is hereby deleted in its entirety.

SECTION 12: Chapter 18.40 of the Garden Grove Municipal Code is hereby added to read as follows:

**Chapter 18.40
HOUSING CODE**

Sections:

18.40.010	Chapter 1	Deleted — Title and Scope.
18.40.020	Section 202	Amended — Substandard Buildings.
18.40.030	Section 203	Deleted — Housing Advisory and Appeals Board.
18.40.040	Section 204	Deleted — Violations.
18.40.050	Chapter 3	Deleted — Permits and Inspections.
18.40.060	Section 401	Amended — Definitions.
18.40.070	Section 1101.2	Item #5 Amended — Notice and Order.
18.40.080	Section 1501.2	Amended — Costs.
18.40.090	Section 1502	Deleted — Repair and Demolition Fund.
18.40.100	Section 1612	Amended — Repayment of Repair and Demolition Fund.

18.40.010 Chapter 1 Deleted — Title and Scope. Chapter 1 of said Uniform Housing Code, 1997 Edition is hereby deleted in its entirety.

18.40.020 Section 202 Amended — Substandard Buildings. Section 202 of said Uniform Housing Code, 1997 Edition is hereby amended to read as follows:

Section 202 — SUBSTANDARD BUILDINGS

202.1 Abatement of Substandard Buildings. All buildings or portions thereof which are determined after inspection by the Building Official to be substandard as defined in this code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in Chapter 11 of this code.

202.1.1 Summary Abatement of Structure. In addition to the procedures for the abatement of substandard buildings as set forth in this code, the Building Official is hereby given summary power to secure from entry any structure or premises which in his discretion determines to be immediately hazardous or in any other manner injurious to public health or safety. Structures may be secured by the Building Official by the nailing of boards over the doors and windows of such, however, he shall not be limited to only this method and may use other methods at his discretion to accomplish the same purpose which may be more appropriate under the circumstances. The Building Official shall also post a sign stating in effect "SUBSTANDARD BUILDING, DO NOT OCCUPY" or other appropriate sign upon the structure or premises in at least one conspicuous place. The Building Official shall immediately upon such action send notice to the owners of the real property upon which the structure or condition is located. Such notice shall contain the following information:

1. That the building or structure has been secured or that the substandard condition(s) have been corrected.
2. The costs incurred by the City. Such costs may include the actual costs to secure or remove the substandard condition(s), the costs of investigation and follow-up inspections and all related administrative costs.
3. That the signs required by this section have been posted accordingly.
4. The reasons justifying the action taken.
5. That an appeal may be made in accordance with the provisions stated in Garden Grove Municipal Code chapter 2.54.

202.1.2 Summary Abatement of Property. The same procedure as specified in section 202.1.1 for abating through securing from entry any structure which is determined to be substandard or immediately hazardous may also be used by the Building Official in connection with the summary abatement of all other substandard or immediately hazardous conditions upon the property.

The Building Official may then summarily abate such conditions at his discretion, in the most appropriate manner under the circumstances. Methods used may include, but not be limited to:

1. Fencing.
2. Draining water from a pool and/or spa, establishing proper drainage then filling such pool and/or spa with appropriate ballast.
3. Removal of fire hazards, including, but not limited to the disconnection of utilities.
4. Filling or covering open holes, grading or strengthening land fills or excavations.

Although the manner and method used by the Building Official shall be at his discretion, he shall, in making his determination, seek the most economical method, endeavor not to place an undue economical hardship upon the owner of the property, and use only those methods which will eliminate the substandard and/or immediately dangerous conditions.

18.40.030 Section 203 Deleted — Housing Advisory and Appeals Board. Section 203 of said Uniform Housing Code, 1997 Edition, is hereby deleted in its entirety.

18.40.040 Section 204 Deleted — Violations. Section 204 of said Uniform Housing Code, 1997 Edition is hereby deleted in its entirety.

18.40.050 Chapter 3 Deleted — Permits and Inspections. Chapter 3 of said Uniform Housing Code, 1997 Edition, is hereby deleted in its entirety.

18.40.060 Section 401 Amended — Definitions. Certain definitions within Section 401 of said Uniform Housing Code, 1997 Edition are hereby added or amended to read as follows:

ADMINISTRATIVE BOARD OF APPEALS: Wherever in this code reference is made to "Appeals Board," "Board of Appeal," or "Housing Advisory and Appeals Board" it shall mean the City of Garden Grove Administrative Board of Appeals as referenced in Municipal Code chapter 2.54.

BUILDING CODE is the California Building Code, 2007 Edition, as adopted by the California State Building Standards Commission into the California Code of Regulations, Title 24, and as adopted by the Garden Grove City Council.

HEALTH OFFICER is the legally designated head of the County of Orange, Department of Health. Wherever in this code, reference is made to the Health Officer, the Building Official shall retain all administrative responsibility for the abatement process, after conferring with the local Health Officer. (This definition is intended to clarify the duty and responsibility of the Building Official working in concert with the County Health Officer and not to impinge upon their independent authority.)

MECHANICAL CODE is the California Mechanical Code, 2007 Edition, as adopted by the California State Building Standards Commission into the California Code of Regulations, Title 24, and as adopted by the Garden Grove City Council.

PLUMBING CODE is the California Plumbing Code, 2007 Edition, as adopted by the California State Building Standards Commission into the California Code of Regulations, Title 24, and as adopted by the Garden Grove City Council.

18.40.070 Section 1101.2 Item #5 Amended — Notice and Order. Section 1101.2 Item #5 of said Uniform Housing Code, 1997 Edition is hereby amended to read as follows:

5. Statements advising (i) that any person having any record title or legal interest in the building may appeal from the notice and order or any action of the building official to the housing advisory and appeals board, provided the appeal is made in writing as provided in this code, and filed with the City Clerk no later than fifteen (15) days following an adverse determination by the Building Official, and (ii) that failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

18.40.080 Section 1501.2 Amended — Costs. Section 1501.2 of said Uniform Housing Code, 1997 Edition is hereby amended to read as follows:

Section 1501.2 Costs. The cost of such work shall be paid from the General Fund and may be made a special assessment against the property involved, or may be made a personal obligation of the property owner, whichever the City Council shall deem is appropriate.

18.40.090 Section 1502 Deleted — Repair and Demolition Fund. Section 1502 of said Uniform Housing Code, 1997 Edition is hereby deleted.

18.40.100 Section 1612 Amended — Repayment of Repair and Demolition Fund. Section 1612 of said Uniform Housing Code, 1997 Edition is hereby amended to read as follows:

Section 1612 Repayment of Repair and Demolition. All money recovered by payment of the charge or assessment or from the sale of property at foreclosure sale shall be paid to the City Finance Director who shall credit the same to the General Fund.

SECTION 13: Chapter 18.44 of the Garden Grove Municipal Code is hereby added to read as follows:

Chapter 18.44
ABATEMENT OF DANGEROUS BUILDINGS CODE

Sections:

18.44.010	Chapter 1	Deleted — Title and Scope.
18.44.020	Section 202	Amended — Abatement of Dangerous Buildings.
18.44.030	Section 203	Deleted — Violations.
18.44.040	Section 204	Deleted — Inspection of Work.
18.44.050	Section 205	Deleted — Board of Appeals.
18.44.060	Section 301	Amended — General.
18.44.070	Section 401.2 Item #5	Amended — Notice and Order.
18.44.080	Section 801.2	Amended — Costs.
18.44.090	Section 802	Deleted — Repair and Demolition Fund.
18.44.100	Section 912	Amended — Repayment of Repair and Demolition Fund.

18.44.010 Chapter 1 Deleted — Title and Scope. Chapter 1 of said Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, is hereby deleted in its entirety.

18.44.020 Section 202 Amended — Abatement of Dangerous Buildings. Section 202 of said Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, is hereby amended to read as follows:

Section 202 — ABATEMENT OF DANGEROUS BUILDINGS

202.1 Abatement of Dangerous Buildings. All buildings or portions thereof which are determined after inspection by the Building Official to be dangerous as defined in this code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in Section 401 of this code.

202.1.1 Summary Abatement of the Structure. In addition to the procedures for the abatement of dangerous buildings as set forth in this code, the Building Official is hereby given summary power to secure from entry any structure or premises which in his discretion determines to be immediately hazardous or in any other manner injurious to public health or safety. Structures may be secured by the Building Official by the nailing of boards over the doors and windows of such, however, he shall not be limited to only this method and may use other methods at his discretion to accomplish the same purpose which may be more appropriate under the circumstances. The Building Official shall also post a sign stating in effect "DANGEROUS BUILDING, DO NOT OCCUPY" or other appropriate sign upon the structure or premises in at least one conspicuous place. The Building Official shall immediately, upon such action, send notice to the owners of the real property upon which the structure or condition is located. Such notice shall contain the following information:

1. That the building or structure has been secured or that the hazardous condition(s) have been corrected.
2. The costs incurred by the City. Such costs may include the actual costs to secure or remove the hazard, the costs of investigation and follow-up inspections and all related administrative costs.
3. That the signs required by this section have been posted accordingly.
4. The reasons justifying the action taken.
5. That an appeal may be made in accordance with the provisions stated in Garden Grove Municipal Code chapter 2.54.

202.1.2 Summary Abatement of Property. The same procedure as specified in section 202.1.1 for abating through securing from entry any structure which is determined to be immediately dangerous or immediately hazardous may also be used by the Building Official in connection with the summary abatement of all other immediately dangerous or immediately hazardous conditions upon the property.

The Building Official may then summarily abate such conditions at his discretion, in the most appropriate manner under the circumstances. Methods used may include, but not be limited to:

1. fencing.
2. draining water from a pool and/or spa, establishing proper drainage then filling such pool and/or spa with appropriate ballast.
3. removal of fire hazards, including, but not limited to the disconnection of utilities.
4. filling or covering open holes, grading or strengthening land fills or excavations.

Although the manner and method used by the Building Official shall be at his discretion, he shall, in making his determinations, seek the most economical method and endeavor not to place an undue economical hardship upon the owner of the property and use only those methods which will eliminate the immediately hazardous and/or dangerous conditions.

18.44.030 Section 203 Deleted — Violations. Section 203 of said Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, is hereby deleted in its entirety.

18.44.040 Section 204 Deleted — Inspection of Work. Section 204 of said Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, is hereby deleted in its entirety.

18.44.050 Section 205 Deleted — Board of Appeals. Section 205 of said Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, is hereby deleted in its entirety.

18.44.060 Section 301 Amended — General. Section 301 of said Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition is hereby amended by adding or amending the following definitions:

ADMINISTRATIVE BOARD OF APPEALS: Wherever in this code reference is made to "Appeals Board," "Board of Appeal," or "Housing Advisory and Appeals Board" it shall mean the City of Garden Grove Administrative Board of Appeals as referenced in Municipal Code chapter 2.54.

BUILDING CODE is the California Building Code, 2007 Edition, as adopted by the California State Building Standards Commission into the California Code of Regulations, Title 24, and as adopted by the Garden Grove City Council.

18.44.070 Section 401.2 Item #5 Amended — Notice and Order. Section 401.2 Item #5 of said Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition is hereby amended to read as follows:

5. Statements advising (i) that any person having any record title or legal interest in the building may appeal from the notice and order or any action of the building official to the housing advisory and appeals board, provided the appeal is made in writing as provided in this code, and filed with the City Clerk no later than fifteen (15) days following an adverse determination by the Building Official, and (ii) that failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

18.44.080 Section 801.2 Amended — Costs. Section 801.2 of said Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition is hereby amended to read as follows:

Section 801.2 Costs. The cost of such work shall be paid from the General Fund and may be made a special assessment against the property involved, or may be made a personal obligation of the property owner, whichever the City Council shall deem appropriate.

18.44.090 Section 802 Deleted — Repair and Demolition Fund. Section 802 of said Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition is hereby deleted in its entirety.

18.44.100 Section 912 Amended — Repayment of Repair and Demolition Fund. Section 912 of said Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition is hereby amended to read as follows:

Section 912 — Repayment of Repair and Demolition. All money recovered by payment of the charge or assessment or from the sale of property at foreclosure sale shall be paid to the City Finance Director who shall credit the same to the General Fund.

SECTION 14: Chapter 18.48 of the Garden Grove Municipal Code is hereby added to read as follows:

**Chapter 18.48
BUILDING SECURITY CODE**

Sections:

18.48.010	Section 1011	Amended — Purpose.
18.48.020	Section 1012	Amended — Scope.
18.48.030	Section 1013.2	Amended — Emergency Escape and Rescue Windows.
18.48.040	Section 1015	Amended — Entry Vision.
18.48.050	Section 1018	Amended — Windows.
18.48.060	Section 1019	Deleted — Alternate Materials or Methods.

18.48.010 Section 1011 Amended — Purpose. Section 1011 of said Uniform Building Security Code, 1997 Edition is hereby amended to read as follows:

SECTION 1011 — PURPOSE

The purpose of this code is to establish minimum standards to make newly constructed dwelling units, additions to dwelling units and attached private garages resistant to unlawful entry and to facilitate protection of property.

18.48.020 Section 1012 Amended — Scope. The first sentence of Section 1012 of said Uniform Building Security Code, 1997 Edition is hereby amended to read as follows:

SECTION 1012 — SCOPE

The provisions of this chapter shall apply to openings into dwelling units of Group R occupancies, excluding guest rooms within hotels and motels, and to openings between attached garages and dwelling units. (Balance to remain unchanged.)

18.48.030 Section 1013.2 Amended — Emergency Escape and Rescue Windows. Section 1013.2 of said Uniform Building Security Code, 1997 Edition, is hereby amended to read as follows:

1013.2 Emergency Escape and Rescue Windows. Bars, grilles, grates or similar devices may be installed in an emergency escape or rescue window or door required by Section 1026 of the Building Code, provided:

1. The devices are equipped with approved release mechanisms which are openable from the inside without the use of a key or special knowledge or effort; and
2. The building is equipped with smoke detectors installed in accordance with Section 907.2 of the Building Code.

18.48.040 Section 1015 Amended — Entry Vision. Section 1015 of said Uniform Building Security Code, 1997 Edition, is hereby amended to read as follows:

Section 1015 — ENTRY VISION

All main or front doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except as provided in Section 715 of the Building Code, such view may be provided by a door viewer having a field of view of not less than 180 degrees through windows or through view ports.

18.48.050 Section 1018 Amended — Windows. Section 1018 of said Uniform Building Security Code, 1997 Edition, is hereby amended to read as follows:

SECTION 1018 — WINDOWS

Window assemblies which are designed to be openable and which are regulated by this chapter shall comply with UBC Standard 10-6, unless such windows are protected by approved metal bars, screens or grilles. Louvered windows regulated by this chapter shall be protected by approved metal bars, screens or grilles which comply with California Referenced Standards Code, 2007 Edition, Chapter 12-3. Glazing in exterior doors and other glazed openings within 36" of any locking mechanism shall be fully tempered or burglary resistant glazing. See also Building Code Section 1026.

18.48.060 Section 1019 Deleted — Alternate Materials or Methods. Section 1019 of said Uniform Building Security Code, 1997 Edition is hereby deleted in its entirety.

SECTION 15: Chapter 18.52 of the Garden Grove Municipal Code is hereby added to read as follows:

Chapter 18.52
SWIMMING POOL, SPA AND HOT TUB CODE

Sections:

- | | | |
|-----------|-----------------|------------------------------------------|
| 18.52.010 | Chapter 1 | Deleted — Administration. |
| 18.52.020 | Section 202.0 | Amended — Definitions. |
| 18.52.030 | Section 309.4.1 | Amended — Pool, Spa and Hot Tub Outlets. |

18.52.040 Section 309.4.2 Amended — Pool, Spa and Hot Tub Outlets.

18.52.050 Section 320 Added — Swimming Pool Enclosures.

18.52.010 Chapter 1 Deleted — Administration. Chapter 1 of said Uniform Swimming Pool, Spa and Hot Tub Code, 2006 Edition is hereby deleted in its entirety.

18.52.020 Section 202.0 Amended — Definition of Terms. Section 202.0 of said Uniform Swimming Pool, Spa and Hot Tub Code, 2006 Edition, is hereby amended to read as follows:

202.0 Definition of Terms. Wherever in this code there exists a definition which duplicates that provided within Chapter 2 of the Building Code as adopted by the City of Garden Grove, the Building Code definition shall prevail.

18.52.030 Section 309.4.1 Amended — Pool, Spa and Hot Tub Outlets. Section 309.4.1 of said Uniform Swimming Pool, Spa and Hot Tub Code, 2006 Edition is hereby amended to read as follows:

309.4.1 For each system, a minimum of two circulation drains which are hydraulically balanced and symmetrically plumbed through one or more "T" fittings, and that are separated by a distance of at least three feet (914 mm), or located on two different design planes: i.e., one (1) on the bottom and one (1) on a vertical side wall or on two (2) separate vertical side walls. The bottom of all outlets other than skimmers shall be no more than three (3) inches (76 mm) from the spa floor. At least one (1) pool outlet shall be located on the bottom of the pool through which circulation shall take place and by which the pool can be emptied. Branch lines connecting separate drains to a common drain line shall be no smaller in diameter than the common drain line.

18.52.040 Section 309.4.2 Amended — Pool, Spa and Hot Tub Outlets. Section 309.4.2 of said Uniform Swimming Pool, Spa and Hot Tub Code, 2006 Edition is hereby amended to read as follows:

309.4.2 Suction outlets that are less than 12 inches across shall be covered with anti-entrapment grates, as specified in the ASME/ANSI Standard A112.19.8, that cannot be removed except with the use of tools. Slots or openings in the grates or similar protective devices shall be of a shape, area, and arrangement that would prevent physical entrapment and would not pose any suction hazard to bathers.

18.52.050 Section 327 Added — Swimming Pool Enclosures. Section 327 of said Uniform Swimming Pool, Spa and Hot Tub Code, 2006 Edition is hereby added to read as follows:

Section 327 Swimming Pool Enclosures

327.1 Definitions. As used in this section, the following definitions shall apply:

"Approved safety pool cover" means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91.

"Enclosure" means a fence, wall, or other barrier that isolates a swimming pool from access to the home.

"Exit alarms" means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electrical wiring of the building.

"Public swimming pool" means a swimming pool operated for the use of the general public with or without charge, or for the use of the members and guests of a private club. Public swimming pool does not include a swimming pool located on the grounds of a private single-family home or multiple family development.

"Swimming pool" or "pool" means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. "Swimming pool" includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas, and non-portable wading pools.

327.2 Enclosure Requirements. Whenever a building permit is issued for construction of a new swimming pool or spa, or any building permit is issued for remodeling of an existing pool or spa, at a private, single-family home, the yard where the pool or spa is situated shall be secured with an enclosure which meets all of the criteria identified in items 1(a) through 1(e) below. In addition, at least one of the following 6 drowning prevention safety features shall also be installed:

(1) The pool shall be isolated from access to the adjacent dwelling by an enclosure with the following characteristics:

- (a) Access gates through the enclosure shall open away from the swimming pool and be self-closing with a self-latching device placed no lower than 60 inches above the ground.
- (b) The enclosure shall be not less than 60 inches in height.

(c) The vertical clearance from the ground to the bottom of the enclosure shall not exceed two inches.

(d) Gaps or voids, if any, shall not allow the passage of a sphere of greater than four inches in diameter.

(e) The outside surface shall be free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

Note: Hedges or other plant material shall not be used to form a swimming pool enclosure as required by this section.

(2) The pool shall be equipped with an approved safety pool cover that meets all requirements of the ASTM Specifications F 1346.

(3) The residence shall be equipped with exit alarms on those doors providing direct access to the pool.

(4) All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.

(5) Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F 2208 "Standards Specification for Pool Alarms" which includes surface motion, pressure, sonar, laser, and infrared type alarms. For purposes of this article, "swimming pool alarms" shall not include swimming protection alarm devices designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.

(6) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above, and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Mechanical Engineers (ASME).

327.3 New Construction. All plans hereafter submitted to the city for swimming pools to be constructed shall show compliance with the requirements of this code and final inspection and approval of all pools hereafter constructed shall be withheld until all requirements of this code have been complied with.

Exception: The requirements of Section 327 shall not apply to the following:

1. Public swimming pools.
2. A pool or spa used for religious purposes.

3. A pool or spa located within a structure and under the constant supervision of a trained lifeguard.
4. Hot tubs or spas with locking safety covers that comply with ASTM-Emergency Performance Specification (ASTM ES 13-89).

SECTION 16:

This ordinance shall take effect thirty (30) days after adoption.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the 11th day of December 2007.

ATTEST:


CITY CLERK


MAYOR

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, RUTH E. SMITH, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on November 27, 2007, with a vote as follows:

AYES: COUNCIL MEMBERS: (5) BROADWATER, JONES, NGUYEN, ROSEN, DALTON
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (0) NONE

and was passed on December 11, 2007, by the following vote:

AYES: COUNCIL MEMBERS: (5) BROADWATER, JONES, NGUYEN, ROSEN, DALTON
NOES: COUNCIL MEMBERS: (0) NONE
ABSENT: COUNCIL MEMBERS: (0) NONE


CITY CLERK