

What We Do: Building Code Adoption

Every three years, the State adopts and publishes a new California Building Standards Code in the California Code of Regulations (Title 24) with improved life safety, sustainability, and water conservation standards. This Code includes the following:

- 2019 California Administrative Code
- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Electrical Code
- 2019 California Mechanical Code
- 2019 California Plumbing Code
- 2019 California Energy Code
- 2019 California Historical Building Code
- 2019 California Fire Code
- 2019 California Existing Building Code
- 2019 California Green Building Standards Code
- 2019 California Reference Standards Code

The 2019 edition of Title 24 was published July 1, 2019, and State law establishes that the latest edition serves as the applicable code for all building occupancies in the state. The effective date for the latest edition of Title 24 is January 1, 2020.

State law allows cities to amend provision of Title 24 before the effective date providing the requirements are equally or more restrictive than those outlined in Title 24 building standards. Additionally, the law requires that an express finding is made that each amendment is reasonably necessary due to local climatic, geological, topographic, or environmental conditions. These amendments must also be specific to an edition of Title 24, which requires the City Council to adopt them by local ordinance. After the amendments are adopted, they



must be filed with the California Building Standards Commission (CBSC) to become effective.

The City has also proposed to replace the current 2015 edition of the International Property Maintenance Code used with the 2018 edition. The 2018 edition features updated minimum administrative and enforcement standards for the maintenance of residential and commercial properties and structures.

BUILDING AND FIRE SAFETY

The Ordinance focuses on City amendments that were adopted with the previous code to create a higher level of safety for the community. These amendments include stricter seismic design provisions for hillside buildings, expanded use of automatic fire sprinkler systems, and the requirement for higher levels of fire resistive construction. These amendments have all been updated to correspond with the new language within the new 2019 edition of the California Building Standards Code.

ENERGY AND SUSTAINABLE GREEN BUILDING

The Ordinance carries existing amendments forward that are intended to promote water conservation. Single-family homes built with the new 2019 standards will also use up to 53% less energy than homes built under the previous 2016 standards. This is due to additional energy efficiency measures, as well as the use of rooftop solar photovoltaics. Commercial building energy use will also be reduced by 30%, primarily due to upgraded lighting requirements.

BUILDING ADMINISTRATION AND ENFORCEMENT

The Ordinance also presents amendments to existing administrative and enforcement-related regulations in the Beverly Hills Municipal Code Title 9. These amendments are intended to improve clarity in the language, eliminate overlap, and create consistency with new building standards and state laws.

Code Enforcement - Gas Leaf Blowers

The City of Beverly Hills is known for its garden-like quality and high property maintenance standards. Ornamental flowers, towering palm trees, and an array of fruit trees allow for residents and visitors alike to enjoy spending time outdoors. Keeping these features healthy and thriving involves significant maintenance work which, at times, may impact the surrounding community. While it is important to ensure these landscapes are maintained, it is equally important to the City that the gardening work being performed is done in a manner that minimizes these impacts and effects to surrounding neighbors and the environment.

As a result, the City prohibits the use of one of the more disruptive pieces of gardening equipment: the gasoline-powered leaf blower. Gas-powered leaf blowers tend to be noisy, emit exhaust that is harmful to the environment, and pick up dust through their high-powered engine revving. The close proximity of the equipment to the operator when it is in use also presents a significant danger by way of exposure to exhaust fumes and fuel hazards.

The City does allow for the use of electric-powered leaf blowers. These kinds of leaf blowers tend to be quieter, allow for more user control, and produce more appropriate forces of air output to do

the job. There are currently two versions of electric-powered leaf blowers on the market: the original “corded” version which must be plugged into an outlet, or the “cord-free” model, in which batteries are used to allow for more freedom of movement and safety from electrical hazards.

In addition to the use of gasoline-powered leaf blowers, the City’s Municipal Code also prohibits leaf blowers from blowing debris and trash into the streets, sidewalks, alleys, or adjacent properties without picking up the debris. In general, gardening activity and related noise is not regulated by permit or subject to specific operation times, however, gardening work which begins prior to 8 am or blows extreme amounts of dust may be reported to the police for immediate response.

While the City continues to reach out and educate the community about leaf blower operations, City staff is proactively monitoring and checking areas throughout the City for unlawful use of gas-powered leaf blowers. If you are being impacted by the use of a gas-powered leaf blower or would like more information, please visit www.beverlyhills.org/leafblowers or contact Community Preservation at (310) 285-1119, where our friendly staff would be happy to assist you.

SPOTLIGHT ON – GEORGE LELEA – SENIOR BUILDING INSPECTOR



I grew up in Los Angeles and attended Long Beach State where I earned a degree in Electrical Engineering. In my spare time, I enjoy water and snow-skiing with my family. In addition to learning and speaking four languages, I loved working with my hands, which is what led me to become a building inspector.

I have been a building inspector with the City of Beverly Hills for 24 years. I have worked on a wide variety of

projects within the City, ranging from large-scale commercial remodel work to the construction of new single family and multi-family residences. Building inspectors in the City are responsible for inspecting all types of structures and trades, which has helped our team develop a strong bond that encourages us to do our best every day. Our team works to ensure that construction projects are completed according to approved plans and adopted codes to keep the community safe.

In addition to being combination inspectors, we are also the “owners” of the construction projects we are assigned to. This means that each inspector follows the project in its entirety once it has been assigned, which can sometimes range all the way from the pre-demolition phase to the end of the completed project. We are also responsible for ensuring that construction parking is in compliance

with issued permits and regulations, and for ensuring that contractors keep jobsites clean and maintained. Some examples of inspections that we do include:

- Framing
- Plumbing
- Electrical
- Mechanical
- Accessibility
- Public Right-of-Way

My favorite part of being an inspector is the non-stop action. Because we deal with such a wide range of inspections, there is always work to be done. In addition to our scheduled inspections, we also assist in safety matters such as inspections after a fire has taken place, flooding, and vehicle accidents. The best part of the job is working with the City’s kind residents and ensuring that they are taken care of with the high level of customer service we strive to provide.

Project Highlight: Mandatory Seismic Retrofit of Soft-Story Buildings

The City of Beverly Hills is no stranger to earthquakes, which is why the City has taken a proactive approach to earthquake safety with the Mandatory Seismic Retrofit of Soft-Story Buildings (Ordinance No. 18-O-2767). The Ordinance was created with the goal of protecting residents and minimizing damage to vulnerable buildings in the event of a major earthquake by strengthening existing wood-frame multi-family soft-story buildings.

The properties included in the scope of the Ordinance were determined from a visual field survey and permit records research to identify the City's most vulnerable wood-frame soft-story buildings in multi-family residential zones. Properties also received a Tier I, Tier II, or Tier III designation depending on the number of stories and units. Tier I buildings are those with three or more stories, Tier II buildings are those with two stories and with six or more units, and Tier III buildings are those that do not fall within the Tier I or Tier II definitions.

The first step of the retrofit process is to submit a Screening Form, which is intended to determine if a building is in the scope of the Ordinance and if a retrofit is required or if the building is exempt from further evaluation. To help property owners get started on this process, there are many resources available online at www.beverlyhills.org/softstory. Ordinance No. 18-O-2767, a detailed Road Map outlining all necessary compliance deadlines, FAQs about the program, the Screening Form, Design Guidelines, and the Means and Method Plan for Tenant Protection are all available at this site for further



assistance. Prior to the issuance of permits, a Means and Method Plan must also be submitted to the City for review and approval to identify the timelines, impacts to tenants, and proposed mitigations.

To encourage property owners to get started as soon as possible on seismic upgrades, projects that are completed within 18 months of the date of the Notice to Comply are eligible for a 100% refund on the building permit fee. Projects completed within 24 months of the date of the Notice to Comply are eligible for a 50% refund on the building permit fee.

RSO – Resources for Tenants and Landlords

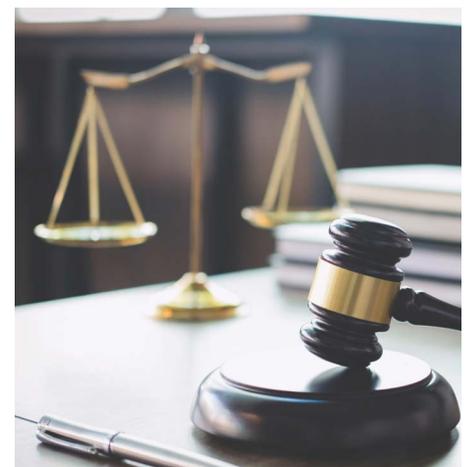
The City of Beverly Hills offers many resources to Tenants and Landlords. One of the most used resources for both Tenants and Landlords is the mediation service provided by the Loyola Law School Center for Conflict Resolution. Mary B. Culbert, the Clinical Professor of Law and Director for the Loyola Law School Center for Conflict Resolution, and her staff provide free mediation services to Beverly Hills constituents at Beverly Hills City Hall. If you wish to utilize these mediation services, please contact the Rent Stabilization Division at (310) 285-1031.

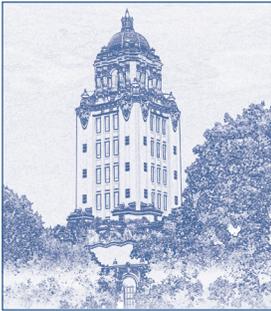
The City also provides legal services through Bet Tzedek, a non-profit

legal aid firm that provides free legal consultations and assistance to individuals who live in the City of Beverly Hills and who meet eligibility criteria. In addition to legal services, Bet Tzedek collaborates with Los Angeles County service providers to assist Beverly Hills families with other services. Bet Tzedek Legal Services can be contacted at (323) 939-0506 Ext. 499.

The Rent Stabilization Division also makes many referrals to the Los Angeles County Department of Consumer and Business Affairs. For Tenant/Landlord matters not subject to the Rent Stabilization Ordinance,

please contact the Los Angeles County Department of Consumer and Business Affairs at (800) 593-8222.





CDD Connection

UPCOMING PUBLIC MEETINGS

Complete Streets Draft Plan

Visit the website at www.completestreets.beverlyhills.org for upcoming events and information or contact transportation@beverlyhills.org or 310-285-1128

Annual Rent Registration Training and Assistance

► **Option 1: In the Evening by Appointment Only**

- Dates: January 7, 13, 22, and 29 from 6:00 – 8:00 PM
- **Location:** Roxbury Park
- Appointments must be made by 2:00 pm the same day

► **Option 2: Daytime Walk-Ins**

- Mondays & Wednesdays January 6th through January 29th
- 1:00 PM – 3:00 PM
- City Hall Human Resources Training Room – 455 N Rexford Drive – Beverly Hills, CA 90210

STANDING MEETING SCHEDULE

Architectural Commission

- Meets the 3rd Wednesday of each month at 1:30PM

Cultural Heritage Commission

- Meets the 2nd Wednesday of each quarter at 1:30PM

Design Review Commission

- Meets the 1st Thursday of each month at 1:30PM

Planning Commission

- Meets the 2nd and 4th Thursday of each month at 1:30PM

Traffic and Parking Commission

- Meets the 1st Thursday of each month at 9:00AM



City Hall Hours:

Monday–Thursday 7:30 AM–5:30 PM
Friday 8:00 AM–5:00 PM

Community Development Walk-ins:

Monday–Thursday 8:00 AM–10:00 AM
Call ahead 310-285-1141

Schedule an Appointment:

<http://www.beverlyhills.org/appointments>

Construction Hours:

Monday–Friday 8:00 AM–6:00 PM
Except during city holidays

Community Development Department

455 N. Rexford Drive
Beverly Hills, CA 90210

(310) 285-1141

www.beverlyhills.org

Email: buildingandsafetyinfo@beverlyhills.org

Email: transportation@beverlyhills.org