

CHAPTER 10.

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¹For state law authorizing city to regulate construction, alteration, etc., of buildings, see Gov. C., Sec. 38660. As to authority of city to impose restrictions equal to or greater than state law, see H. & S.C., Sec. 17951. As to standards for state regulations, see H. & S.C., Sec. 17922. As to pigeon lofts, see Sec. 5-14 of this Code. As to billboards and outdoor advertising, see Ch. 8. As to electrical regulations, see Ch. 15. As to construction permits for artificial pools, see Sec. 16-20. As to gas regulations, see Ch. 23. As to Mechanical Code, see Ch. 27. As to plumbing regulations, see Ch. 32. As to sewers and sewage disposal, see Ch. 35. As to regulations governing moving of buildings, see Secs. 38-16 to 38-75. As to subdivisions, see Ch. 39. As to underground utility districts, see Ch. 42. As to zoning, see Ch. 44.

Article I. In General.

Sec. 10-1. County Building Code adopted.²

There is adopted by reference, except as hereinafter amended, that certain building codes known and designated as the County of Los Angeles Building Code and Appendix J, Los Angeles County Residential Code and Appendix H, Los Angeles County Green Building Standards Code, 2011 Edition. Such codes shall be the Building Code, Residential Code, Green Standard Code of the City of Paramount regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height, area, maintenance of all buildings, structures and real property and certain equipment therein specifically regulated in grading within the city and providing for the issuance of permits and the collection of fees therefore and providing for violation of such code.

One copy of the County of Los Angeles Building Code, Residential Code and Green building Standards Code has been deposited in the office of the city clerk, and shall be at all times maintained by the clerk for the use and examination by the public.

Said edition of the County of Los Angeles Building Code, except as hereinafter amended, is the Building Code of the City of Paramount as set forth in this chapter.

(Ord. Nos. 659, 754, 878, 971, 1026)

Sec. 10-2. Amendments to the County Building Code.

(a) Section 101 of such Los Angeles County Building Code is amended to read:

Section 101.1 Title. Chapter 10, shall be known as the Building Code, Residential Code, Green Building Standards Code, may be cited as such and will be referred to herein as this Code. The provisions of said Chapter 10 applying to dwellings lodging houses, hotels, apartment houses, convents, monasteries or other uses classified by this Code as Group R Occupancy and including Chapters 1, 2, and 98 and 99 may be cited as the Housing Code. (Ord. Nos. 659, 878, 971, 1026)

(b) Section 104 of such Los Angeles County Building Code is amended to read:

Section 104.3 Definitions. Whenever any of the names or terms defined in this Section are used in this Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this Section.

Board of Appeals shall mean the Public Safety Commission established by Article III, Section 2-48 of the Code of the City of Paramount.

Building Department shall mean the Community Development Department of the City of Paramount.

Building Official shall mean Community Development Director of the City of Paramount.

City shall mean the City of Paramount except in Section 101.3 of said Building Code.

County of Los Angeles or unincorporated territory of Los Angeles shall mean the City of Paramount.

County Engineer shall mean the City Engineer of the City of Paramount.

²For state law as to adoption by reference, see Gov. C., Sec. 50022.1 to 50022.10.

Electrical Code shall mean Chapter 15 of the City of Paramount Municipal Code.

General Fund shall mean the City Treasury of the City of Paramount.

Legislative Body shall mean the City Council of the City of Paramount.

Health Code or Los Angeles County Health Code shall mean Chapter 24 of the City of Paramount Municipal Code.

Health Officer shall mean the Health Officer of the City of Paramount.

Mechanical Code shall mean Chapter 27 of the City of Paramount Municipal Code.

Plumbing Code shall mean Chapter 32 of the City of Paramount Municipal Code.

Special Inspector shall mean a person holding a valid Certificate of Registration issued by the International Code Council (ICC) as set forth in Section 108.6 of said Los Angeles County Building Code.

(Ord. Nos. 659, 754, 878, 971, 1026)

(c) Section 103 of the Building Code of the City of Paramount shall read as follows:

Section 103.1 Compliance with Code. A person shall not erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City, or cause the same to be done, contrary to, or in violation of any of the provisions of this Code. (Ord. Nos. 659, 878, 971)

Section 103.3 Penalty. Any person, firm or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted, and upon conviction of any such violation such person shall be punishable by a fine of not more than \$1,000 or by imprisonment for not more than six months, or by both such fine and imprisonment. (Ord. Nos. 659, 878, 971)

(d) Section 106.5.4 is amended to read as follows:

Expiration. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if construction is not complete within twelve (12) months for Building Permit Valuations of less than \$100,000 or eighteen (18) months for Building Permit Valuations of \$100,000 or more. Before such work can be recommenced, a new permit shall be first obtained so to do, and the fee therefor shall be as established in table 3-A for a new permit for such work. (Ord. Nos. 878, 971)

(e) Section 9906 of such Los Angeles County Building Code is amended to read:

Section 9906. Building Rehabilitation Appeals Board. In order to hear appeals provided for in Chapter 98 and in this chapter, there shall be and is hereby created a Building Rehabilitation Appeals Board consisting of five (5) members who are qualified to pass on matters pertaining to substandard building and property. The members of the Board shall be appointed by and hold office at the pleasure of the City Council of the City of Paramount and may recommend such new legislation as deemed necessary. The Board shall adopt reasonable rules and regulations for conducting its investigations. The Building Official shall be an ex-official nonvoting member and act as secretary. He shall keep a record of all proceedings and notify all parties concerned of the findings and decision of the Board. (Ord. Nos. 659, 878, 971)

Sec. 10-2.1. Fees.

The Building Code fees shall be those established by resolution of the Paramount City Council. (Ord. Nos. 404, 878, 971)

Sec. 10-3. Emergency procedures.

Whenever the conditions described in Section 9801 of the Los Angeles County Building Code constitute such an immediate hazard that the building or structure must be secured or closed forthwith or within less than the designated period and the sheriff, chief of the fire department or city building official so finds and so notifies the city manager, he shall request the city maintenance force or chief mechanical services to secure such building or structure as provided in Section 9801 after giving such notice to the record owner or the person in charge, or both, as the circumstances will permit, or without any notice whatever when, in the opinion of the sheriff, chief of the fire department or city building official, immediate action is necessary. (Ord. Nos. 345, 878, 971)

Sec. 10-4. Duty of owner to maintain property.

It shall be unlawful for any person owning, leasing, occupying or having charge of any premises to keep and maintain such premises in a manner at variance with the landscaping and maintenance standards of surrounding property, thereby causing substantial diminution in the enjoyment, use or property values of the property in the neighborhood in which such premises are located. (Ord. Nos. 277, 878, 971)

Sec. 10-5. Appeal to City Council of decision of building rehabilitation and property maintenance appeals board.

Within ten days after the receipt by the concerned party of notice of action by the appeals board, concerned party may, if dissatisfied with or aggrieved by the action of the appeals board, file with the city clerk an appeal in writing to the city council from such action of the appeals board upon depositing a filing fee in the amount of one-half of that required on filing the appeal hearing. The filing of such appeal within the stated time limit shall stay the effective date of the decision of the appeals board until such time as the city council has acted on the appeal as set forth in this section. In the absence of such appeal, the action of the appeals board shall be final. (Ord. Nos. 553, 554, 878, 971)

Sec. 10-6. Prohibition--Payment, collection of rent.

Purpose: Persons occupying residential structures that have been declared substandard and ordered vacated by the city pursuant to the Building Code provisions of the Paramount Municipal Code constitute a hazard, danger and threat to the public health, welfare and safety. Great difficulty is encountered in abating unsafe buildings due to the refusal of persons to leave the unsafe premises and, also, the continued benefit of owners by the rental income from such unsafe premises. The purpose of Sections 10-6 through 10-8 is to prevent the owners of such unsafe premises from profiting from such circumstances and to encourage the owners and occupier to promptly comply with an order declaring a building dangerous, substandard, damaged, or unsafe. (Ord. Nos. 541, 878, 971)

Sec. 10-7. Collection of rent for or continued occupation of unsafe buildings unlawful.

After an order of the building official, or the building rehabilitation appeals board, becomes final pursuant to the provisions of Chapter 10 of the Building Code of the City of Paramount, that determines that a building is substandard, damaged, dangerous, or unsafe for human habitation, it shall be unlawful:

- (a) For any person, directly or indirectly, to pay any rent, perform any services, or give anything of value whatsoever for the privilege of continuing to reside in, use, or occupy for any purpose of human use, occupation or habitation of any such premises. (Ord. Nos. 541, 878, 971)
- (b) For any person, firm or corporation to receive any rent, accept any services, or receive anything of value whatsoever for the human use, occupation or habitation of any such premises. (Ord. Nos. 541, 878, 971)
- (c) For any person, after notice, to continue to reside in, use or occupy such premises, provided, however, this paragraph (c) shall not prevent the owner nor the city from demolishing said premises nor the owner from renovating the same so long as they are not continued to be used in any way for human habitation. (Ord. Nos. 541, 878, 971)

The provisions of this section shall be enforced by injunction by courts of competent jurisdiction. (Ord. Nos. 541, 878, 971)

Sec. 10-8. Application.

The provisions of Sections 10-6 through 10-8 shall be applicable to all buildings for which an order has become final under Chapter 10 of the Building Code, by the City of Paramount, whether the order has become final prior to the adoption of these sections or becomes final subsequent to the adoption of these sections. (Ord. Nos. 541, 878, 971)

Article II. Use of Buildings for Sale of Controlled Substances Prohibited.

Sec. 10-9. Purpose and intent.

It is the desire and intent of the city council of the City of Paramount to eliminate the unlawful selling, serving, storing, keeping or giving away of any controlled substance as defined under Health and Safety Code Section 11000 et seq. within any and every building or place in the City of Paramount; and

- (a) The city council finds that the unlawful selling, serving, storing, keeping or giving away of any controlled substance in any building or place in the City of Paramount is injurious to the health, safety, morals and general welfare of the community, and interferes with the comfortable enjoyment of life and property; and (Ord. Nos. 680, 878, 971)
- (b) Section 11570 of the Health and Safety Code of California states every building or place used for the purpose of unlawfully selling, serving, storing, keeping or giving away controlled substances as defined in this division, and every building or place wherein and upon which such acts take place, is a nuisance which shall be enjoined, abated and prevented; and (Ord. Nos. 680, 878, 971)
- (c) The laws of the State of California defining nuisance and the abatement thereof provide for civil and criminal enjoinder of such acts. The city council intends hereby to declare those activities hereinafter set forth as a nuisance, provide a procedure for determining that a nuisance exists, the necessary order of abatement thereof and civil and/or criminal prosecution for enforcement of any such findings and orders; and (Ord. Nos. 680, 878, 971)
- (d) The unlawful selling, serving, storing, keeping, or giving away of any controlled substances as defined in the Health and Safety Code within any building or place in the City of Paramount tends to debilitate family life in Paramount. (Ord. Nos. 680, 878, 971)

Sec. 10-10. Public nuisance declared.

The city council of the City of Paramount as the legislative authority finds and declares that every and any building or place used to the purpose of unlawfully selling, serving, storing, keeping or giving away of any controlled substances and defined under the California Uniform Controlled Substance Act, Section 11000 et seq. of the Health and Safety Code is a nuisance, whether public or private. (Ord. Nos. 680, 878, 971)

Sec. 10-11. Order to abate.

The city attorney of the City of Paramount is directed to abate, prevent and enjoin the nuisance of unlawful selling, serving, storing, keeping or giving away of any controlled substances within any building or place in the City of Paramount upon the order of the city council as hereinafter provided. (Ord. Nos. 680, 878, 971)

Sec. 10-12. Liability.

Upon receiving notice through service of a certified copy of this article and an order of abatement provided for in Section 10-6.2, any and every person who shall legally or equitably own, lease, maintain, manage, conduct or operate a building or place in the City of Paramount which is declared to be a public or private nuisance as set forth and stated in Section 10-10 shall be presumed to be a person who has knowledge of such nuisance for the purpose of this article and is, thereafter, responsible for its maintenance, and shall be liable thereof. (Ord. Nos. 680, 878, 971)

Sec. 10-13. Notice of hearing-City council.

The city council may, upon its own motion, or upon written charges filed with council by the city attorney set a public hearing before the council to determine if a nuisance as set forth in Section 10-10 and any other appropriate state or local laws, exists. The persons described in Section 10-12 shall be given ten days written notice delivered personally or by deposit in first class U.S. mail an opportunity to appear, either personally or by counsel, to be heard, to present evidence and to call witnesses on their behalf. (Ord. Nos. 680, 878, 971)

Sec. 10-14. Applicability of provisions.

Upon a specific finding that a nuisance, as defined in Section 10-10 and any other appropriate state or local laws, exists in the City of Paramount, the city council, in applying provisions of this article to such nuisance, may provide for the following by resolution:

- (a) Declare the fact that such nuisance exists. (Ord. Nos. 680, 878, 971)
- (b) Set forth the legal description and street address or location of the real property or place which constitutes a nuisance. (Ord. Nos. 680, 878, 971)
- (c) Set forth findings of fact considered by the city council in arriving at its determination that a nuisance exists, as defined in Section 10-11. (Ord. Nos. 680, 878, 971)
- (d) Order all persons named in Section 10-12 to abate such nuisances immediately, by terminating the unlawful selling, serving, storing, keeping or giving away of any controlled substance as defined under the Health and Safety Code, as set forth in Section 10-10 within the specified building or place. (Ord. Nos. 680, 878, 971)
- (e) Order the city attorney to proceed as directed in Section 10-11 and do all things necessary to abate, prevent or enjoin such nuisance, as defined in Section 10-10, through judicial proceedings. (Ord. Nos. 680, 878, 971)
- (f) Order that a certified copy of said resolution and a certified copy of this article be delivered by personal service or first class mail to all persons of record having legal or equitable interest in the building or place where the nuisance exists and to any person who shall lease, maintain, manage, conduct or operate the building or place where the nuisance exists. (Ord. Nos. 680, 878, 971)

Article III. Permitting Procedures for Small Residential Solar Energy Systems.

Sec. 10-15. Intent and purpose.

The intent and purpose of this Article is to adopt an expedited, streamlined solar permitting process that complies with the Solar Rights Act and AB 2188 (Chapter 521, Statutes 2014) to achieve timely and cost-effective installations of small residential rooftop solar energy systems. This Article is designed to encourage

the use of solar energy systems by removing unreasonable barriers, minimizing costs to property owners and the City, and expanding the ability of property owners to install solar energy systems. This Article allows the City to achieve these goals while protecting the public health and safety. (Ord. No. 1064)

Sec. 10-16. Definitions.

- (a) "Association" means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development. (Ord. No. 1064)
- (b) "Building Department" means the Building Division of the Community Development Department for the City of Paramount. (Ord. No. 1064)
- (c) "Building official" means the Building Official or designee for the City of Paramount. (Ord. No. 1064)
- (d) "City" means the City of Paramount. (Ord. No. 1064)
- (e) "Common interest development" means any of the following:
 - (1) A community apartment project.
 - (2) A condominium project.
 - (3) A planned development.
 - (4) A stock cooperative.(Ord. No. 1064)
- (f) "Expedited permitting" and "expedited review" means the process outlined in Section 10-20 entitled "Expedited permit review and inspection requirements." (Ord. No. 1064)
- (g) A "feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition or mitigation imposed by the City on another similarly situated application in a prior successful application for a similar permit. (Ord. No. 1064)
- (h) "Planning Commission" means the Planning Commission for the City of Paramount. (Ord. No. 1064)
- (i) "Small residential rooftop solar energy system" means all of the following:
 - (1) A solar energy system that is not larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal.
 - (2) A solar energy system that conforms to all applicable State of California fire, structural, electrical, and other building codes as adopted or amended by the City of Paramount and all State of California health and safety standards.
 - (3) A solar energy system that is installed on a single or duplex family dwelling.
 - (4) A solar panel or module array that does not exceed the maximum legal building height as defined by the City of Paramount.

(Ord. No. 1064)

- (j) "Solar energy system" means either of the following:
- (1) Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation (for consistency), or water heating.
 - (2) Any structural design feature of a building whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating.
- (Ord. No. 1064)
- (k) "Specific, adverse impact" means a significant, quantifiable, direct and unavoidable impact, based on objective, identified and written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete. (Ord. No. 1064)

Sec. 10-17. Applicability.

This Article applies to the permitting of all small residential rooftop solar energy systems in the City. Small residential rooftop solar energy systems legally established or permitted prior to the effective date of this Article are not subject to the requirements of this Article unless physical modifications or alterations are undertaken that materially change the size, type, or components of a small rooftop solar energy system in such a way as to require new permitting. Routine operation and maintenance or like-kind replacements shall not require a permit. (Ord. No. 1064)

Sec. 10-18. Solar energy system requirements.

- (a) All solar energy systems shall meet applicable health and safety standards and requirements imposed by the City and the State of California. (Ord. No. 1064)
- (b) Solar energy systems for heating water in single-family residences and for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code. (Ord. No. 1064)
- (c) Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability. (Ord. No. 1064)

Sec. 10-19. Duties of Building Department and Building Official.

- (a) All documents required for the submission of an expedited small residential rooftop solar energy system application shall be made available at the City's Building Department. (Ord. No. 1064)
- (b) The Building Department shall adopt a standard plan and checklist of all requirements with which small residential rooftop solar energy systems shall comply with to be eligible for expedited review. (Ord. No. 1064)
- (c) The small residential rooftop solar energy system permit process, standard plans, and checklist shall substantially conform to the recommendations for expedited permitting, including the checklist and standard contained in the most current version of the California Solar Permitting Guidebook adopted by the Governor's Office of Planning and Research. (Ord. No. 1064)

- (d) All fees prescribed for the permitting of small residential rooftop solar energy systems shall comply with Government Code Sections 65850.55 and 66015 and Health & Safety Code Section 17951. (Ord. No. 1064)

Sec. 10-20. Expedited permit review and inspection requirements.

- (a) The Building Department shall adopt an administrative, nondiscretionary review process to expedite the approval of small residential rooftop solar energy system applications within thirty (30) days of adoption of this Article. For an application for a small residential rooftop solar energy system that meets the requirements of the approved checklist and standard plan, the Building Department shall issue a building permit or other non-discretionary permit within three (3) business days. The Building Official may require an applicant to apply for a use permit if the official finds, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety. Such decisions may be appealed to the Planning Commission pursuant to Section 44-95 of this Code. (Ord. No. 1064)
- (b) The City shall not accept the electronic submittal of a solar energy system permit application, including an electronic signature on related forms, applications, or other documentation. Solar energy system permit applications shall be submitted in person to the Building Department for review. This Subsection (b) shall remain in effect until such time that the City accepts the electronic submittal of all building permit applications. (Ord. No. 1064)
- (c) Review of the application shall be limited to the Building Official's review of whether the applicant meets local, state and federal health and safety requirements. (Ord. No. 1064)
- (d) If a use permit is required, the Building Official may deny an application for the use permit if the official makes written findings based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Such findings shall include the basis for the rejection of the potential feasible alternative for preventing the adverse impact. Such decisions may be appealed to the Planning Commission pursuant to Section 44-95 of this Code. (Ord. No. 1064)
- (e) Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost. The City shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of Civil Code Section 714(d)(1)(A)-(B). (Ord. No. 1064)
- (f) The City shall not condition the approval of an application on the approval of an association as defined in Civil Code Section 4080. (Ord. No. 1064)
- (g) If an application for a small residential rooftop solar energy system is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permitting shall be sent to the applicant for resubmission. (Ord. No. 1064)

- (h) Only one inspection shall be required and performed by the Building Department for small residential rooftop solar energy systems eligible for expedited review. (Ord. No. 1064)
- (i) The inspection shall be done in a timely manner and should include consolidated inspections. An inspection will be scheduled within two business days of a request. (Ord. No. 1064)
- (j) If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized but need not conform to the requirements of this Article. (Ord. No. 1064)

(Ord. Nos. 277, 322, 345, 361, 396, 404, 408, 444, 524, 541, 553, 554, 659, 680, 754, 878, 971, 1026, 1064)

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