

ORDINANCE NO. 2025-2

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTIONS 50022.2 AND 50022.9, THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 CALIFORNIA EXISTING BUILDING CODE, AND ADOPTING LOCAL AMENDMENTS THERETO

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 8003B is hereby revised to read as follows:

“B. The address numbering for all buildings not in the R-1 or R-A zone shall comply with the California Building Code, Section 502.1.”

SECTION 2. Section 8019 is hereby revised to read as follows:

“No construction shall take place within the city except between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. Construction shall be prohibited on Sundays and on such holidays as may be designated by Council resolution. The Community Development Director may extend the hours of operation for special circumstances by providing written notice to surrounding residents in advance. The restriction on construction hours shall not apply to emergency repairs required to protect the public health, safety, and welfare, whether performed by a public agency, utility, company, or private owner. The restrictions also shall not apply to residential property owners and or members of their immediate family, performing work on their personal property.”

SECTION 3. Section 8100 of the Lakewood Municipal Code is hereby replaced to read as follows:

“Except as hereinafter provided, that certain building code known and designated as the California Building Code, 2025 edition, shall be and become the building code of the City of Lakewood, regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height, area, maintenance of all structures and certain equipment therein specifically regulated and grading within the City of Lakewood, and providing for the issuance of permits and the collection of fees therefor, and providing penalties for violation of such code. One copy of the California Building Code has been deposited in the office of the city clerk of the City of Lakewood and shall be at all times maintained by the clerk for use and examination by the public.”

SECTION 4. Section 8101 of the Lakewood Municipal Code is hereby revised as follows:

Whenever any of the following names or terms are used in the Building Code, such names or terms shall be deemed and construed to have the meaning ascribed to it in this Section, as follows:

BUILDING DEPARTMENT

Shall mean the Building and Safety Division of the Community Development Department of the City of Lakewood.

BUILDING OFFICIAL

Shall mean the Director of Community Development of the City of Lakewood

BOARD OF APPEALS

Shall mean the Board of Building Rehabilitation Board established by the City of Lakewood.

SECTION 5. Section 8102.b is amended as follows:

Section 105.2, Item 2 of the 2025 California Building Code, pertaining to work exempted from the Building Code, is hereby amended by replacing subsection 2 thereof to read:

“2. Wire fences not over 12 feet in height, and other fences not over 6 feet in height, provided, that all masonry walls of a height of over 42 inches are subject to this Code.”

SECTION 6. Section 8103 is hereby amended to read as follows:

Chapter 2 of the Building Code are amended by adding the following definition:

UNSAFE BUILDING. Unsafe building, as used in this Code, shall include the following and are hereby declared to be a public nuisance:

1. Any building which has been partially destroyed by fire, wind, earthquake, flood or from any other cause in such a manner that the continual use or occupancy of the building would be dangerous to the life, safety, morals or the general health and welfare of the occupants of the City of Lakewood.
2. Any building which, because of the structural design or condition, or because of damage or deterioration may no longer be used safely for the purposes for which it is constructed.
3. Any building or structure wherein a door, aisle, passageway, stairway or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit, in case of fire or panic, for all persons housed or assembled therein who would be required to, or might, use such door, aisle, passageway, stairway or other means of exit.
4. Any building where a portion of a member or appurtenance thereof is likely to fail, or to become detached or dislodged or to collapse and thereby injure persons or damage property.
5. Any building or any portion thereof which by reason of dilapidation, deterioration, decay, faulty construction or because of the removal or movement of some portion of the ground necessary for the purpose of supporting such building or portion thereof, or other case, is likely to partially or completely collapse, or some portion of the foundation or

underpinning is likely to fall or give away. Any building that has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children who might play therein to their danger, or as to afford a harbor for vagrants, criminals or immoral persons, or as to enable persons to resort thereto for the purpose of committing nuisance or unlawful or immoral acts.

6. Any building intended to be used for dwelling purposes which, because of dilapidation, deterioration, damage decay or faulty construction or maintenance or otherwise, is unsanitary or unfit for human habitation or is in a condition that is likely to endanger the life of the occupants of the building.
7. Any building or portion thereof constructed in violation of the provisions of the Building Code, Plumbing Code, Electrical Code, Fire Code, Mechanical Code, or Existing Building Code of this City.
8. Any building unfit for human habitation or occupancy as defined in Chapter 99 of the LA County Building Code.
9. All buildings or structures which are structurally unsafe or not provided with adequate egress or which constitute a fire hazard, or which are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.

All unsafe buildings as herein defined are hereby declared to be a public nuisance and shall be repaired, vacated or demolished as herein provided. The following standards shall be applied in respect to repair, vacation or demolition of unsafe buildings:

1. If the “unsafe building” can be reasonably repaired so that it will no longer exist in violation of the terms and provisions of Chapter 99 of the LA County Building Code, it shall be ordered repaired.
2. If the “unsafe building” is in such condition as to make it dangerous to the health, morals, safety or general welfare of its occupants, it shall be ordered vacated.
3. In any case where an “unsafe building” is 50% damaged or destroyed or deteriorated from its original value or structure, it shall be demolished, and in all cases where a building cannot be repaired so that it will no longer exist as an “unsafe building” it shall be demolished.

As used in this Code, “party concerned” means the person, if any, in real or apparent charge and control of the premises involved, any tenant occupying the same, the record owner, the holder of any mortgage, trust deed or other lien or encumbrance of record, the owner or holder of any lease of record, the record holder of any other estate or interest in or to the building or structure or the land upon which it is located.

Section 116 of the Building Code is amended by adding the following:

116.6 Cost. The cost of the work and the expense of the abatement of the nuisance shall be a lien against the property on which it is maintained and a personal obligation against the property owner. Cost, as used herein, shall mean the cost after deducting therefrom any consideration or price received, if any, for materials removed from the structure constituting a nuisance. In the event the cost is not paid within five days after the decision confirming the statement, such shall

constitute a lien upon the real property upon which the nuisance was abated or removed, which lien shall continue until the amount thereof and interest thereon, at the rate of 6% per annum computed from the date of confirmation of the statement until paid, has been paid, or until it is discharged or record. Such a lien shall, for all purposes, be upon a parity with the lien of State, County and Municipal taxes. In the event of nonpayment, the Chief Building Official shall at any time within sixty days after the confirmation of the statement cause to be filed in the office of the Los Angeles County Recorder a certificate substantially in the following form, to-wit:

NOTICE OF LIEN

Pursuant to the authority vested in the undersigned by the Building Code of the City of Lakewood and Sections 38660, 38773 and 38773.5 of the Government Code of the State of California, the undersigned did on the _____ day of _____, 2____, cause a nuisance to be abated on the real property hereinafter described and the undersigned did on the _____ day of _____, 2____, by action duly recorded in its official minutes as of the date assess the cost of the abatement, less the amount received from the sale of any building materials, upon the real property hereinafter described, and the same has not been paid nor any part thereof and the undersigned does hereby claim a lien on the real property for the net expenses for the doing of the work in the sum of \$_____ and the same shall be a lien upon the property until the same sum, with interest at the rate of 6% per annum, from the _____ day of _____, 2____, (insert date of confirmation of statement), has been paid in full and discharged of record, as well as the personal obligation against (insert name of property owner).

When, as authorized by the Building Code, being an Ordinance establishing a procedure for the abatement of nuisances and making the cost of abatement of a nuisance a special assessment against real property, this notice of lien has been delivered to the County Assessor or Tax Collector for collection on the tax bill, the same shall be collected in the manner as ordinary municipal taxes are collected.

The real property hereinbefore mentioned, upon which a lien is claimed, is that certain piece or parcel of land lying and being in the City of Lakewood, County of Los Angeles, State of California, and more particularly described as follows:
(insert legal description)

Dated this _____ day of _____, 2____

City of Lakewood

By:

Chief Building Official

In the event the amount received from the sale of materials from the building in the abatement of the nuisance exceeds the expense of the abatement, such excess shall be deposited with the City Director of Finance to the credit of the owner of the property or to such other person legally entitled thereto and such excess shall be payable to the owner or other person on demand and upon producing evidence of ownership satisfactory to the City Treasurer.

The cost of abatement shall also constitute a special assessment against that parcel pursuant to Section 38773.5 of the Government Code of the State of California. Confirmation of the statement or report shall be confirmation of the assessment and shall be a lien on the property or parcel where the abatement was performed. Failure to record the Notice of Lien shall not bar collection hereunder or otherwise.

After confirmation of the statement, a certified copy of the Notice of Lien may be filed with the County Auditor or Tax Collector before August 10. The description of the parcel or parcels shall be those used for the parcels in the County Assessor's Map Book for the current year. The County Auditor or Tax Collector shall enter each assessment on the County Tax Roll opposite the parcel of land. The amount of the assessment shall be collected at the time and in the manner of ordinary municipal taxes. If delinquent, the amount is subject to the same penalties and procedure of foreclosure and sale provided for ordinary municipal taxes. All laws applicable to the levy, collection and enforcement of municipal taxes shall be applicable to such assessments.

SECTION 7. Section 8106 is amended as follows:

Section 105.1.3 of the Building Code is amended by adding the following:

105.1.3 FLOOD HAZARD. Buildings are not permitted in an area determined by the City Engineer or City Building Official to be subject to flood hazard by reason of inundation, overflow, or erosion. This prohibition shall not apply when provision is made to eliminate such hazards to the satisfaction of the City Engineer or City Building Official by providing adequate drainage facilities, by protective walls, by suitable fill, by raising the floor level of the building, by a combination of these methods or by other means.

SECTION 8. Section 8108 of the Lakewood Municipal Code is hereby amended as follows:

Chapter 2 of the Building Code is amended by adding the following definitions:

REBOUND TUMBLING EQUIPMENT. Rebound tumbling equipment is that equipment defined in Article VI of the Municipal Code.

REBOUND TUMBLING CENTER. Rebound tumbling center is that place defined in Article VI of the Municipal Code.

SECTION 9. Chapter 2 of the Building Code is amended by adding the following definition:

Building Rehabilitation Board. Reference herein to the Building Rehabilitation Appeals Board in Chapter 99 of the County of Los Angeles Building Code shall mean the Building Rehabilitation Board. The City Planning and Environment Commission of the City of Lakewood is hereby constituted and appointed to serve as the Building Rehabilitation Board ("BRB") for the City of Lakewood which shall the authority to hear all matters set forth in Chapter 99 of the County of Los Angeles Building Code, including, but not limited to, appeals arising under other chapters of said Code. The Chief Building Official shall be an ex officio member of the Board

and shall serve as Secretary thereof. The rules and regulations of the City Planning and Environment Commission shall govern the proceedings of the BRB unless and until the City Planning and Environment Commission should, as a BRB, adopt separate or different rules and regulations.

The decision and findings of the BRB shall be in writing and shall be delivered as provided herein for notice of hearing to all persons entitled to such notice of hearing, as well as to the Chief Building Official and to each member of the City Council, within five days of the submission of any matter to the BRB. The decision of the BRB shall be final unless appealed by any person to notice hereunder or by any member of the City Council to the City Council by filing written notice thereof with the Chief Building Official within 5 days from the delivery of the BRB decision. Any hearing on appeal to the City Council shall be a public hearing on notice to the appellant or other person entitled to notice hereunder and shall be a hearing de novo.

SECTION 10. Chapter 18 of the Building Code is hereby amended by adding the following:

“1803.1.2 SOILS CONTAINING SULFATES. In soils containing sulfates, the Building Official may require that special provisions be made in the foundation design and construction to safeguard against damage due to salt weathering. He may require a special investigation and report to provide this design and construction criteria.

1803.1.2.1 CONCRETE FLOOR SLABS. Concrete floor slabs shall be cast on a moisture barrier membrane. Sheet plastic material used for this purpose shall not be less than 10 mils (0.010 inches) in thickness. The slabs shall be at least 4 inches thick and shall be reinforced with welded wire mesh or deformed reinforcing bars. Welded wire mesh shall have a cross-sectional area of not less than five-hundredths square inch per foot each way. Reinforcing bars shall have a diameter of not less than three-eighths inch and be spaced at intervals not exceeding 24 inches each way.

1803.1.2.2 FOUNDATIONS ON SOILS CONTAINING SULFATES. Foundation systems on soils containing sulfates shall be constructed in such a manner that will minimize damage to the structure from salt weathering. Slab-on-grade footings for buildings located on soils containing sulfates may be designed in accordance with engineering design based on geotechnical recommendations as approved by the Building Official. For residential-type buildings, where an approved method of construction is not provided, foundations and floor slabs shall be of Type V cement. Under slab pipes, conduit, and duets shall be non-metallic.”

SECTION 11. Section 8200 of the Lakewood Municipal Code is hereby amended to read as follows:

Except as hereinafter provided, that certain plumbing code known and designated as the California Plumbing Code, 2025 edition, shall be and become the plumbing code of the City of Lakewood, regulating plumbing and drainage systems and prescribing conditions under which such work may be carried on within the city, and providing for the issuance of permits and the collection of fees therefor and providing penalties for violation of such code. One copy of the California Plumbing Code has been deposited in the office of the city clerk of the City of Lakewood and shall be at all times maintained by the clerk for use and examination by the public.”

SECTION 12. The first paragraph of Section 8300 of the Lakewood Municipal Code is hereby amended to read as follows:

“Except as hereafter provided, that certain electrical code known and designated as the California Electrical Code, 2025 edition, shall be and become the electrical code of the City of Lakewood regulating the installation, arrangement, alteration, repair, use and operation of electric wiring, connections, fixtures and other electrical appliances on premises within the city providing for the issuance of permits and the collection of fees therefor. One copy of the Los Angeles County Electrical Code has been deposited in the office of the city clerk of the City of Lakewood and shall be at all times maintained by the clerk for use and examination by the public.”

SECTION 13. The first sentence of Section 8400 of the Lakewood Municipal Code is hereby amended to read as follows:

“Except as hereinafter provided, that certain mechanical code known and designated as the California Mechanical Code, 2025 edition, shall be and become the mechanical code of the City of Lakewood providing for the issuance of permits and the collection of fees therefor and providing penalties for violation of such code. One copy of the California Mechanical Code has been deposited in the office of the city clerk of the City of Lakewood and shall be at all times maintained by the clerk for use and examination by the public.”

SECTION 14. The first sentence of Section 8800 of the Lakewood Municipal Code is hereby amended to read as follows:

“Except as hereinafter provided, that certain residential code known and designated as the California Residential Code, 2025 edition, shall be and become the residential code of the City of Lakewood. The Code shall regulate the erection, construction, enlargements, alteration, repair, moving, removal, demolition, occupancy, use, equipment, height, area, security, abatement and maintenance of certain residential buildings or structures within the City and shall provide for the issuance of permits and collection of fees therefor and providing penalties for violation of such code. One copy of the California Residential Code has been deposited in the office of the city clerk of the City of Lakewood and shall be at all times maintained by the clerk for use and examination by the public.”

SECTION 15. Table R301.2 of the California Residential Code is amended to read as follows:

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ⁷	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ⁸	ICE BARRIER UNDERLAYMENT REQUIRED ⁹	FLOOD HAZARD ¹⁰	AIR FREEZING INDEX ¹¹	MEAN ANNUAL TEMP ¹²
	Speed ⁴ (mph)	Topographic effects ⁵	Special wind region ⁶	Windborne debris zone ¹³		Weathering ¹	Frost line depth ²	Termin ³					
Zero	95	No	No	No	D ₂ or E	Negligible	12-24"	Very Heavy		No	Yes/No	0	50

SECTION 16. Chapter 4 of the Residential Code is hereby amended by adding the following:

“R401.5 SOILS CONTAINING SULFATES. In soils containing sulfates, the Building Official may require that special provisions be made in the foundation design and construction to safeguard against damage due to salt weathering. He may require a special investigation and report to provide this design and construction criteria.

R401.5.1 CONCRETE FLOOR SLABS. Concrete floor slabs shall be cast on a moisture barrier membrane. Sheet plastic material used for this purpose shall not be less than 10 mils (0.010 inches) in thickness. The slabs shall be at least 4 inches thick and shall be reinforced with welded wire mesh or deformed reinforcing bars. Welded wire mesh shall have a cross-sectional area of not less than five-hundredths square inch per foot each way. Reinforcing bars shall have a diameter of not less than three-eighths inch and be spaced at intervals not exceeding 24 inches each way.

R401.5.2 FOUNDATIONS ON SOILS CONTAINING SULFATES. Foundation systems on soils containing sulfates shall be constructed in such a manner that will minimize damage to the structure from salt weathering. Slab-on-grade footings for buildings located on soils containing sulfates may be designed in accordance with engineering design based on geotechnical recommendations as approved by the Building Official. For residential-type buildings, where an approved method of construction is not provided, foundations and floor slabs shall be of Type V cement. Under slab pipes, conduit, and duets shall be non-metallic.”

SECTION 17. Section 8900 of the Lakewood Municipal Code is hereby amended to read as follows:

“Except as hereinafter provided in this Chapter, that certain “Green Code” known and designated as the California Green Building Standards Code, 2025 edition, shall be and become the “Green Code” of the City of Lakewood. The Code shall regulate the planning, design, operation, construction, use and occupancy of every newly constructed building or structure within the City, unless otherwise indicated in the Code, and shall provide for the issuance of permits and collection of fees therefor and providing penalties for violation of such code. One copy of the California Green Building Standards Code has been deposited in the office of the city clerk of the City of Lakewood and shall be at all times maintained by the clerk for use and examination by the public.”

SECTION 18. Section 8950 of the Lakewood Municipal Code is hereby amended to read as follows:

“Except as hereinafter provided in this Chapter, that certain Existing Building Code known and designated as the California Existing Building Code, 2025 edition, shall be and become the existing building code of the City of Lakewood. The Code shall regulate the repair, alteration, change of occupancy, addition to, and relocation of every existing building or structure within the City, unless otherwise indicated in the Code, and shall provide for the issuance of permits and collection of fees therefor and providing penalties for violation of such code. One copy of the California Existing Building Code has been deposited in the office of the city clerk of the City of Lakewood and shall be at all times maintained by the clerk for use and examination by the public.”


SECTION 19. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this ordinance or its application to any person or circumstance, is for any reason held to be invalid, unenforceable or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any other person or circumstance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraph, sentences, clauses, phrases, or portions thereof be declared invalid, unenforceable or unconstitutional.

SECTION 20. CONTINUITY. To the extent the provisions of the Lakewood Municipal Code as amended by this ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 21. CERTIFICATION. The City Clerk shall certify to the adoption of this ordinance and shall post a certified copy of this ordinance, including the vote for and against same, in the Office of the City Clerk, in accordance with Government Code Section 36933. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the City and, in compliance with Section 36933 of the Government Code, directs the City Clerk to cause the ordinance within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance.

ADOPTED AND APPROVED this 11th day of November, 2025, by the following roll call vote:

	AYES	NAYS	ABSENT
Council Member Wood	<u> X </u>	<u> </u>	<u> </u>
Council Member Croft	<u> X </u>	<u> </u>	<u> </u>
Council Member Arellano	<u> X </u>	<u> </u>	<u> </u>
Council Member Rogers	<u> X </u>	<u> </u>	<u> </u>
Mayor Chase	<u> X </u>	<u> </u>	<u> </u>



Mayor

ATTEST:



City Clerk

I, JO MAYBERRY, do hereby certify that I am the City Clerk of the City of Lakewood, and the foregoing Ordinance was adopted and approved by the City Council of the City of Lakewood voting for and against the Ordinance as above set forth at a regular meeting thereof on the 11th day of November, 2025.

City Clerk 