

**CITY OF CARMEL-BY-THE-SEA  
CITY COUNCIL**

**ORDINANCE NO. 2019-002**

**AN ORDINANCE AMENDING TITLE 15 OF THE CARMEL MUNICIPAL CODE AND ADOPTING THE 2019 CALIFORNIA BUILDING, RESIDENTIAL, ENERGY, FIRE, MECHANICAL, PLUMBING, ELECTRICAL, GREEN BUILDING, HISTORIC BUILDING, AND EXISTING BUILDING STANDARDS CODES WITH AMENDMENTS**

WHEREAS, The City of Carmel-by-the-Sea has adopted the California Building Standards Code (CCR Title 24 and Title 25) as promulgated by the CA Building Standards Commission, related to buildings and construction in accordance with State law; and

WHEREAS, the updated 2019 California Building Standards Code was adopted by the State Building Standards Commission as the new code for this state effective January 1, 2020; and

WHEREAS, Title 15 of the Carmel Municipal Code (see Exhibit A) has been revised to reflect the needs of our specific requirements under these codes and thereby may stand alone as the specific requirements for construction within the City of Carmel-by-the-Sea; and

WHEREAS, pursuant to Sections 17922, 17958, 17958.5 and 17958.7 of the California Health and Safety Code, the City of Carmel-by-the-Sea (City) may adopt the provisions of the California Building Code; the CA Plumbing Code; the CA Mechanical Code; the CA Fire Code; the CA Electrical Code; the CA Energy Code; the CA Green Building Standards Code; the CA Historic Building Code; and the CA Existing Building Code to protect the health, welfare, and safety of the citizens of Carmel because of local climatic, geological, topographical, and environmental conditions; and

WHEREAS, this Ordinance was found to be exempt from environmental review, per the provisions of Section 15061(b)(3) of the California Environmental Quality Act (CEQUA) of 1970 as amended; and

WHEREAS, the City Council hereby finds as follows: Specific amendments have been established by the City which are more restrictive in nature than those sections adopted by the State of California (State Building Standards Code, and State Housing and Community Development Code) commonly referred to as Title 24 and Title 25 of the California Administrative Code. These "Findings of Fact" are submitted and made part of this Ordinance pursuant to Section 17958.5 and Section 17958.7 of the California Health and Safety Code. Under the provisions of Section 17922.2 of the California Health and Safety Code, local amendments shall be based on climatic, geographical, or topographical conditions. The Findings of Fact contained herein shall address each of these situations and shall present the local situation, which either singularly or in combination causes the established amendments to be adopted.

**Profile of the City of Carmel:** The City of Carmel-by-the-Sea encompasses an area of approximately 1.08 square miles of land, with a resident population of approximately 3,800 people. There is a significant seasonal and visitor population to the City of Carmel making the actual daytime population significantly higher. The physical location of the City is on the Monterey

Peninsula near the City of Pacific Grove, the City of Monterey, and unincorporated Monterey County.

The placement of the residential and commercial development within the City of Carmel has been carefully laid out, and works around the confined steep slopes, forested areas and shoreline areas. Other unique environmental characteristics include relatively small parcel sizes and residential streets that are not improved to the full right-of-way width but are left in a more natural state. Throughout the City and its vicinity are major roadways and highways that create barriers.

The following points were established as causes of concern to the City and are herein established and submitted as Findings of Fact:

**Climatic I:** The climate weather patterns within the City of Carmel are considered to be moderately effected by the Pacific Ocean and Monterey Bay, which create a year-round growing season. The normal year's rainfall is approximately eighteen to nineteen inches (18"-19") in the average calendar year. Summer conditions, with the prevalent Pacific High Cell create the mid-day fog normally associated with Carmel. This climatic fog assists natural vegetation growth.

Later in the year, the winds and drying vegetation mix to create hazardous fuel conditions, which has been responsible for wildland fires in recent years. While normal temperatures usually do not exceed 65-75 degrees, during late summer and early fall the temperatures can periodically climb higher. Recent drought conditions and typical afternoon sea breezes can contribute to rapid fire spread in the wooded, hillside areas of the City.

Because of weather patterns and population increases, the City of Carmel (like other California cities) has experienced water rationing and water allocation. Due to storage capacities and consumption, as well as climatic conditions, limited water resources are an issue.

While sound management of water resources is possible, actual demands on an already stressed water supply can be predicted.

**Climatic II:** The region is within a climate zone that requires compliance with energy efficiency standards for building construction. The amendments add up-to-date design standards that will add to energy efficiency in construction while maintaining nationally recognized health and safety standards.

**Geographical I:** Residents and visitors alike appreciate the scenic appeal and geographical features of the City of Carmel. The forested hills to the east and dunes and shoreline area to the west accent one another. The forested areas upslope of the coastal area give a feel of balance and a sort of backdrop for the City itself. These geographical features have influenced the siting of roadways and building sites, and can create difficulties for accessibility for firefighting forces.

The forested areas of oak and pines create windbreaks from oncoming winds, while producing fuel from fallen leaves, and dry and decaying trees and branches. The dry vegetation, steep terrain, and limited water availability contribute to concerns for wildland fires.

The City of Carmel has near its boundaries, potential active seismic hazards with respect to the "Navy", "Berwick Canyon", "Chupines", and "Seaside" faults. While systems have been developed to study and monitor the activity or earthquakes, science has not yet been able to reliably predict the potential for activity on these or any active fault.

Seismic activity within the City occurs periodically with little or no damage, although a real potential for damage exists relative to these four active faults. New construction may be limited by its respective distance to such faults, and replacement of existing structures will be costly.

The geographical layout of the forested areas creates hazardous conditions when a storm of gale-force winds causes trees to fall onto structures and roadways used for egress and public

safety access. The Monterey Pine, a common species in the Carmel forest has a growing pattern, shallow rot system, and inherent nature that lends itself to being blown over easily contributing to concerns for severe storm hazards.

Landslides have also been experienced within limited areas in the City of Carmel, particularly during and after winter storms due to excessive soil saturation. While stabilization can sometimes be provided, heavy rainfall events have caused slope failures. Landslides and soil erosion can result in impeded roadways within the City, again making accessibility difficult until properly cleared.

The hills surrounding and within the City of Carmel, have slopes that are typically an overall average of between five and ten percent; however, some areas have steeper slopes in excess of 20-30%. The City's elevation starts at sea level and extends to areas in excess of 200 feet above sea level. The elevation change and hilly areas contribute to the geographical foundation on which the City has built and will continue to build.

**Geographical II:** The region is located in an area of high seismic activity as indicated by the United States Geological Survey and California Geological Survey. Recent earthquake activity has indicated the lack of flexibility of materials and/or building systems has been a contributing factor to damages that reduced the protection of the life-safety of building occupants and increased the cost of rehabilitation of structures. Activities have indicated the need for increased levels of safety in building systems, including but not limited to means of egress, wiring systems, and fire protection systems.

**Topographical:** The topographical element of this report is associated closely with the geographical element noted above. While the geographic features create the topographic conditions, the findings in this section are caused by the construction and design of the City of Carmel due to the elevation changes, as well as hills and drainages that are in the City.

The water supply (domestic and fire flow) system is directly affected by the topographic layout. The distribution system consists of water lines that carry the water from storage tanks reservoirs to the public via pipes. These street mains create lift-zones where the pressure and flows are adequate at lower elevations and minimal, sometimes critical supplies at the top. Water supply flow rates within the City of Carmel vary, presenting challenges to development, as well as fire suppression activities.

The roadway system is designed around the topography with respect to narrow, winding roads with varying grades and overhanging tree branches. The grades on some roadway surfaces exceed 20% and widths of less than twelve (12) feet for access in some areas. Due to traffic congestion on many streets, especially the commercial downtown area, vehicles double park for loading and unloading purposes. This creates barriers that increase response time for public safety personnel.

The topography also presents challenges to construction. In many cases, existing structures are being removed and replaced with larger buildings. Those existing structures which remain cause concern to the Fire Department because of the potential for outdated or inadequate fire protection (firewalls, fire extinguishing systems, etc.). The hazard exposure created by these structures poses a separate problem.

It is not uncommon to see existing buildings to be torn down and replaced with larger buildings. For practical and cost reasons, these new structures are often built of wood (Type V) construction. Building lots tend to be smaller than many other communities, and smaller setbacks are required. This presents a higher potential for conflagration within certain areas of Carmel. The concentrated commercial, as well as residential occupancies cause concern regarding the fire exposure elements of building-to-building and building-to-forest areas of the City.

The topographical nature of Carmel and its abundance of trees also can contribute to power failures caused when trees and tree limbs damage sections of electrical transmission lines. These power failures cause electrically powered pumps to become inactive, interrupting water supplies. Vehicular accidents also have been known to interrupt these pumping operations, due to narrow streets which are congested with residents and visitors.

Lastly, while possibly not being within the "topographical" context of Findings of Fact, the historical significance is a major visitor draw for the City of Carmel. Buildings and roadways have been preserved to create a lasting reminder of what has been.

While many of the historical structures are small and surrounded by landscaped courtyards, etc., some buildings are constructed closer than would be presently allowed under the California Building Code. Construction methods were also less restrictive than would be required today. These structures and settings create barriers, which firefighters must work around and protect from exposure. Several historical buildings dating back to the 1800's are irreplaceable.

These Findings of Fact which identify the various "climatic, geographical, and topographical" conditions, are considered reasonably necessary to modify the requirements established pursuant to Health and Safety Code Section 17922 based upon local conditions.

While it is clearly understood that the adoption of these regulations may not prevent the incidence of fire or building related accidents, implementation of these various regulations and/or requirements may serve to reduce the severity and potential loss of life and property.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Title 15 of the Municipal Code of the City of Carmel-by-the-Sea is amended as shown in Exhibit "A" attached hereto and incorporated herein. All previous amendments not identified and revised in Exhibit "A" will remain in effect.

**SECTION 2.** All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**SECTION 3, Severability.** If any section, subsection, or part of this Ordinance is held to be invalid or unenforceable, all other sections, subsections, or parts of subsections of this ordinance shall remain valid and enforceable.

**SECTION 4, Effective Date.** This Ordinance shall be in full force after its final passage and adoption with an effective date of \_\_\_\_\_, 2019.;

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this \_\_\_\_\_ day of \_\_\_\_\_, by the following vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

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Dave Potter  
Mayor

ATTEST:

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Britt Avrit, MMC  
City Clerk

## ATTACHMENT/EXHIBIT A

### Exhibit “A” to City of Carmel-by-the-Sea Ordinance 2019-002

*Chapter 15 of the Carmel Municipal Code is hereby amended as follows:*

1. Title 15 is amended as follows:

## **Chapter 15.04 Administration of Building Codes**

### **15.04.020 Definitions**

A. As used in this title, unless otherwise apparent from the context, the following words and phrases shall have the stated meaning:

1. “Building Department” means the office of building inspection and zoning enforcement of the City.
2. “Building Official” and “administrative authority” mean the Chief Building Official of the City and/or her/his duly appointed deputies or assistants.
3. “Class B noise” includes noise created or generated within or adjacent to residential property which is necessary and normally associated with property maintenance and construction. Class B noise includes, but is not limited to, noise created by power equipment and tools, appliances, workshops, vehicle repairs and testing, and construction projects.
4. “Construction codes” means those certain building construction codes adopted by the City and made a part of the municipal code.
5. “Demolition” is the complete destruction and removal/takedown of all above- and/or below-ground elements of a building or structure excluding basements that are in conformance with all building and zoning standards.
6. “Escape Room” means a room in which patrons or participants are confined or enclosed in a room or space in which the means of egress and exit doors are intentionally obscured requiring the occupants to find a means of escape (the means of egress) by discovering hidden clues and solving a series of riddles, puzzles or problems.
- ~~6-7.~~ “Existing building” is a building erected prior to the adoption of this code, or one for which a legal building permit has been issued. All additions and/or changes to any existing building shall be reviewed by the Department of Community Planning and Building and/or the Planning Commission.

~~7~~ 8. “Garden fence” is an enclosure or barrier made of wood or metal, used as a boundary, means of protection, privacy screening, or confinement, but not including walls, masonry structures, hedges, shrubs, trees or other natural growth.

~~8~~ 9. “Garden wall” is a linear, masonry structure used within a landscape to define a boundary, path, planting area or other design feature. Garden walls are exposed on both sides and do not retain soil, slopes or terraces. (See also “Retaining wall.”)

~~9~~ 10. “Person” includes an individual, corporation, partnership, firm, association, and legal representative of an estate or person.

11. “Projection” means a building feature connected to and supported by the exterior walls of a building or structure that extends horizontally beyond the vertical plane of the exterior side of the building foundation walls. Projections include such features as eaves, decks, balconies, chases, and bay windows, etc.

~~40~~ 12. “Rebuilding” is the act of making extensive repairs and/or modifications to an existing building or structure. “Rebuilding” shall include, but not be limited to:

a. The removal/takedown from any building or structure of more than or equal to 50 percent of any of the following:

i. The external surfaces or cladding of exterior walls; and/or

ii. The structural framing of exterior walls; and/or

iii. The roof framing; and/or

b. Obscuring from view 50 percent or more of the exterior walls or wall cladding of any building or structure through construction of an addition, or by application of an exterior material over the existing exterior material.

Portions of walls, wall cladding, wall framing, or roof framing proposed to be retained shall be considered rebuilt if less than 10 feet in length for walls, wall cladding, or wall framing, or less than 100 square feet of roof framing remain. All such portions of walls, wall cladding, wall framing, or roof framing shall be included in the calculation of the total amount of walls, wall cladding, wall framing, or roof framing and considered rebuilt.

Portions of walls, wall cladding, wall framing, or roof framing that are nonconforming (Chapter [17.36](#) CMC, Nonconforming Uses and Buildings), and are not proposed for removal/takedown, shall not be included in the calculation of the total amount of walls, wall cladding, wall framing, or roof framing to be retained.

~~44~~ 13. "Retaining wall" means a wall that holds back earth, water, or other liquids.

~~42~~ 14. "Special Amusement Building. A special amusement building is any temporary or permanent building of portion thereof that is occupied for amusement, entertainment or educational purposes and that contains a device or system that conveys passengers or provides a walkway along, around or over a course in any direction so arranged that the means of egress path is not readily due to visual or audio distractions or is intentionally confounded or is not readily available because of the nature of the attraction or mode of conveyance through the building or structure.

The term "Special Amusement Building" shall include spaces or areas used as "Escape Rooms".

~~44~~ 15. "Sphere of influence" means the area including the City of Carmel-by-the-Sea and its surrounding area as defined in the City's General Plan.

~~44~~ 16. "Transient Rental". Any residential unit that is occupied for the purposes of sleeping, lodging, or similar reasons for a period of less than 30 consecutive days in exchange for a fee or similar consideration. These units are required to pay transient occupancy tax and are classified as a Group R-1 occupancy if the site contains more than one transient rental unit (CMC 15.04.020(13)).

17. "Wall cladding" is all exterior materials of a building including wall surfaces, windows, doors, chimneys, etc.

#### **15.04.110 Permit – Validity – Expiration**

B. Time Limitation of Applications. Applications for which no permit is issued within 180 days following the date of the application shall expire, and the plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding ~~480~~ 90 days on written request by the applicant showing that circumstances beyond control of the applicant shall have prevented action from being taken and the extension has been submitted in writing prior to the expiration date.

Expiration of Permits. Every permit issued by the Building Official under the provisions of this code shall expire and become null and void if the project authorized by such permit has not achieved an approval for one of the required inspections identified in Section 110.3 of the 2019 California Building Code within ~~480-~~ one-year (365 days) of such permit issuance.

#### **15.04.130 Enforcement – Right of Entry**

B. Whenever necessary to make an inspection to enforce any provision of this title or of the model codes adopted herein, or whenever the Building Official or her/his authorized



representative has reasonable cause to believe that there exists in any building or upon any premises, any condition which makes such building or premises unsafe as defined in the ~~2016~~ 2015 International Property Maintenance Code, the Building Official or her/his authorized representative may enter such building or premises at all reasonable times to inspect same or to perform any duty imposed on the Building Official by this code; provided, that if such building or premises be occupied, s/he shall first present proper credentials and demand entry; and if such building or premises be unoccupied, s/he shall first make a reasonable effort to locate the owner or other person(s) having charge or control of the building or premises and demand entry.

If such entry is refused, the Building Official or her/his authorized representative shall have recourse to every remedy provided by law to secure entry. "Authorized representative" shall include duly appointed deputies and assistants.

No owner or occupant or any other person having charge, care or control of any building or premises shall fail or neglect, after proper demand is made as herein provided, to promptly permit entry therein by the Building Official or her/his authorized representative for the purpose of inspection and examination pursuant to this title. Any person violating this section shall be guilty of an infraction. (Ord. 2018-03 § 1 (Exh. A § 4), 2018; Ord. 99-04 (Exh. B), 1999; Ord. 89-29 § 1, 1989; Code 1975 § 1113.1).

## **Chapter 15.08 Building Code**

### **15.08.010 Adoption.**

Except as otherwise amended by this chapter and Chapter 15.04 of this City Code, the following model codes are hereby adopted and are incorporated in this chapter by reference and made a part hereof as if fully set forth herein:

- A. ~~2016~~ 2019California Building Code and Appendices;
- B. ~~2016~~ 2019California Historic Building Code;
- C. ~~2016~~ 2019California Existing Building Code;
- D. ~~2016~~ 2019California Residential Code;
- E. ~~2016~~ 2019California Plumbing Code;
- F. ~~2016~~ 2019California Electric Code;
- G. ~~2016~~ 2019California Mechanical Code;
- H. ~~2016~~ 2019California Green Building Standards Code;
- I. ~~2016~~ 2019California Fire Code;

J. ~~2016~~ 2015 International Property Maintenance Code

K. ~~2016~~ 2019 California Energy Code

The Very High Fire Hazard Severity Zone Map, as transmitted to the City on November 18, 2008, by the Department of Forestry and Fire Protection, is also adopted as required by law. (Ord. 2017-04 § 1 (Exh. A), 2017; Ord. 2013-07 § 1 (Exh. A), 2013; Ord. 2010-05 § 1 (Exh. A), 2010; Ord. 2009-04, 2009; Ord. 2008-02 § 1, 2008; Ord. 2003-03 § 2, 2003; Ord. 99-04 (Exh. B), 1999; Ord. 96-1, 1996; Ord. 89-29 § 1, 1989; Code 1975 § 1121.0).

#### **~~15.08.230 Surface Waters — Duties of Reasonable Care~~**

~~Every person must take reasonable care in using her/his property to avoid injury or damage to adjacent properties through the flow of surface water runoff or runoff from impervious surfaces including roof drainage systems. Impervious surface water drainage shall drain into an approved drainage system designed in accordance with Building Safety Division, Standard Operating Guidance 17-07; or drain to the public way via a noncorrosive device as approved by the Director of Public Works. Cross lot drainage should be avoided whenever possible, as determined by the Building Official. Cross lot drainage shall only be approved when no other viable option is available and the drainage system is located in an easement for all affected properties, duly recorded with the Monterey Co. Recorder's Office for that purpose. (Ord. 96-1, 1996). Repealed (duplicative)~~

#### **15.08.260 Exemption for Pending Applications.**

The provisions of the ~~2016~~ 2019 Editions of the California Building Code, and Appendices, the ~~2016~~ 2019 California Historic Building Code, the ~~2016~~ 2019 California Mechanical Code, the ~~2016~~ 2019 California Plumbing Code, the ~~2016~~ 2019 California Electrical Code, the ~~2016~~ 2019 California Fire Code, the ~~2016~~ 2015 International Property Maintenance Code, the ~~2016~~ 2019 Existing Building Code, and the ~~2016~~ 2019 California Energy Code, as adopted and amended herein, shall not apply to any building or structure for which application for a building permit was made prior to January 1, ~~2017~~ 2020. Such buildings or structures shall be erected, constructed, enlarged, altered, or repaired in accordance with the provisions of this chapter in effect at the date of said application.

#### **~~15.08.270 Amendments to the 2016 California Residential Code.~~**

~~Section R403.1.3 of the 2016 California Residential Code is hereby amended to read as follows:~~

~~R403.1.3 Footing and stem wall reinforcement in Seismic Design Categories D0, D1 and D2. Concrete footings located in Seismic Design Categories D0, D1, and D2, as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing. Repealed~~

### **15.10 Residential Code**

Sections

**15.08.270 15.10.010 Adoption.**

The 2019 California Residential Code, copies of which are on file with the City Clerk as required by law, is adopted by reference and incorporated into this title as the residential code for the City except as amended in this chapter and in Chapter 15.04 CMC. (Ord. 2018-03 § 1 (Exh. A § 4), 2018; Ord. 2017-04 § 1 (Exh. A), 2017; Ord. 2013-07 § 1 (Exh. A), 2013; Ord. 2010-05 § 1 (Exh. A), 2010; Ord. 2009-04, 2009; Ord. 2008-02 § 1, 2008; Ord. 2003-03 § 2, 2003; Ord. 99-04 (Exh. B), 1999; Ord. 96-1, 1996; Ord. 89-29 § 1, 1989; Code 1975 § 1121.0).

**15.10.020 Very High Fire Hazard Severity Zone Adopted**

The Very High Fire Hazard Severity Zone Map, as transmitted to the City on November 18, 2008, by the Department of Forestry and Fire Protection, is also adopted as required by law.

**15.10.030 Amendments to the 2019 California Residential Code.**

Section R403.1.3 of the ~~2016~~ 2019 California Residential Code is hereby amended to read as follows:

**1. Table R301.2(1) is amended to read as follows:**

Ground Snow Load	Wind Design				Seismic Design Category	Subject to Damage From			Winter Design Temp. <sup>a</sup>	Ice Barrier Underlayment Required <sup>b</sup>	Flood Hazards <sup>c</sup>	Air Freezing Index	Mean Annual Temp. <sup>d</sup>
	Speed <sup>d</sup> (mph)	Topographic Effects <sup>e</sup>	Special Wind Region <sup>f</sup>	Windborne Debris Zone <sup>g</sup>		Weathering <sup>h</sup>	Frost Line Depth <sup>h</sup>	Termite <sup>i</sup>					
B	110	N/A	No	No	D	Negligible	12	Yes	40	No	2009	NA	56.5

**2. Section R403.1.3 is amended to read as follows:**

Section R403.1.3 Footing and stem wall reinforcement in Seismic Design Categories D0, D1 and D2. Concrete footings located in Seismic Design Categories D0, D1, and D2, as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

**Chapter 15.18 Site Drainage****15.18.010 Adoption**

A. All site and roof runoff created by new or increased impervious area shall be directed onto the private property of its origin and infiltrated through ~~seepage pits, French drains, and/or leach fields~~ an on-site stormwater management system designed in accordance with City of Carmel Standard Operating Guidance 17-07 (Council Policy XXX) where possible and may not cross lot lines to adjoining properties unless an easement for that purpose is duly recorded with the Monterey County Recorder's Office. Any runoff waters from the site that may be directed onto the public right-of-way/or City storm drain system shall be done with prior approval of the Public Works Director.

**Chapter 15.20 Mechanical Code****Sections****15.20.010 Adoption**

The ~~2016~~ 2019 California Mechanical Code, copies of which are on file with the City Clerk as required by law, is adopted by reference and incorporated into this title as the mechanical code for the City, except as amended in this chapter and Chapter 15.04 CMC. (Amended during 4/17 update;

Ord. 2014-02 § 1, 2014; Ord. 2013-07 § 1 (Exh. A), 2013; Ord. 2010-05 § 1 (Exh. A), 2010; Ord. 2008-02 § 1, 2008; Ord. 2003-03 § 2, 2003; Ord. 99-04 (Exh. B), 1999; Ord. 96-1 § 1, 1996; Ord. 92-24, 1992; Ord. 89-29 § 1, 1989; Code 1975 § 1131.0).

## **Chapter 15.24 Plumbing Code**

### **Sections**

#### **15.24.010 Adoption**

The ~~2016~~ 2019 California Plumbing Code, copies of which are on file with the City Clerk as required by law, is adopted by reference and incorporated into this title as the plumbing code for the City, except as amended in this chapter and in Chapter 15.04 CMC. (Ord. 2017-04 § 1 (Exh. A), 2017; Ord. 2013-07 § 1 (Exh. A), 2013; Ord. 2010-05 § 1 (Exh. A), 2010; Ord. 2008-02 § 1, 2008; Ord. 2003-03 § 2, 2003; Ord. 99-04 (Exh. B), 1999; Ord. 92-24, 1992; Ord. 89-29 § 1, 1989; Code 1975 § 1141.0).

#### **15.24.080 Amendments to the ~~2016~~ 2019 California Plumbing Code.**

~~Section 608.2 is hereby amended to read as follows:~~

~~608.2 Excessive Water Pressure. Where static water pressure in the water supply exceeds 50 80 psi, an approved type pressure regulator preceded by an adequate strainer shall be installed and the static pressure reduced to 50 80 psi or less. Pressure regulator(s) equal to or exceeding 1 ½ inches shall not require a strainer. Such regulators shall control the pressure to water outlets in the building unless otherwise approved by the Authority Having Jurisdiction. Each such regulator and strainer shall be accessibly located aboveground or in a vault equipped with a properly sized and sloped bore sighted drain to daylight, shall be protected from freezing, and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping. Pipe size determinations shall be based on 80 percent of the reduced pressure where using Table 610.4. An approved expansion tank shall be installed in the cold water distribution piping downstream of each such regulator to prevent excessive pressure from developing due to thermal expansion and to maintain the pressure setting of the regulator. Expansion tanks used in potable water systems intended to supply drinking water shall be in accordance with NSF 61. The expansion tank shall be properly sized and installed in accordance with the manufacturer's installation instructions and listing. Systems designed by registered design professionals shall be permitted to use approved pressure relief valves in lieu of expansion tanks provided such relief valves have a maximum pressure relief setting of 100 psi or less. Repealed~~

## **Chapter 15.28 Water Conservation**

### **Sections**

#### **15.28.020 Standards for Water Conservation and Plumbing Fixtures**

A. The following standards are established to achieve water conservation:

1. Fixture flow rates shall comply with the requirements of the most recent edition of the California Green Building Standards Code.

2. All ornamental fountains, permanent swimming or wading pools and similar structures shall employ recirculation systems.

~~3. All water pipes and connections to water delivery mains shall be equipped with valves to reduce water pressure to 50 pounds of pressure or less per square inch.~~

4 3. All hot water pipes shall be insulated.

## **Chapter 15.36 California Electrical Code**

### **Sections**

#### **15.36.010 Adoption**

The ~~2016~~ 2019 California Electrical Code, based on the National Electric Code, as promulgated by the National Fire Protection Association, copies of which are on file with the City Clerk as required by law, is adopted by reference and incorporated into this title as the electrical code for the City, except as amended in this chapter and in Chapter 15.04 CMC. (Amended during 4/17 update; Ord. 2014-02 § 1, 2014; Ord. 2013-07 § 1 (Exh. A), 2013; Ord. 2010-05 § 1 (Exh. A), 2010; Ord. 2008-02 § 1, 2008; Ord. 2003-03 § 2, 2003; Ord. 99-04 (Exh. B), 1999; Ord. 96-1 § 1, 1996; Ord. 91-1 § 1, 1991; Code 1975 § 1161.0).

## **Chapter 15.54 Green Building Standards Code**

### **Sections**

#### **~~15.54.050 Chapter Phasing~~**

~~A. Phase 1. Prior to August 1, 2010, this chapter shall not be mandatory. Unless exempt, all applicants shall submit the appropriate checklist properly filled out, but are not required to achieve a specific point total in order to obtain building permit approval.~~

~~B. Phase 2. Beginning on August 1, 2010, all building permit applications that are not exempt, or that are not associated with planning permit applications that have been approved or determined to be "complete" by the Planning Department prior to August 1, 2010, shall comply with the requirements of this chapter. (Ord. 2009-09, 2009; Ord. 2009-08, 2009).~~

#### **Repealed**

## **Chapter 15.55 California Fire Code**

### **Sections**

15.55.010 ~~2016~~ 2019 California Fire Code – Adopted

15.55.020 Fire Code – Effective Date – Copy on File

15.55.030 Definitions

15.55.040 Establishment of Limits in Which Storage of Flammable or Combustible Liquids in Outside Aboveground Tanks Is Prohibited.

15.55.050 Establishment of Limits in Which Storage of Liquefied Petroleum Gases is Prohibited.

15.55.060 Establishment of Limits in Which Storage of Explosives and Blasting Agents is Prohibited.

15.55.070 Establishment of Limits in Which Storage of Stationary Tanks or Flammable Cryogenic Fluids is Prohibited.

- 15.55.080 Establishment of Limits in Which Storage of Hazardous Materials is Prohibited.
- 15.55.090 Fireworks Prohibited.
- 15.55.100 Amendments to the California Fire Code
- 15.55.110 Repeal of Conflicting Ordinances
- 15.55.120 Validity

\*Prior legislation: Code 1975 §§ 720.0 – 725.0, 726.0, 726.1, 730.0 – 730.0 (o), Ords. 325 C.S., 77-2, 79-21, 82-11, 83-25, 85-21, 86-17, 87-11, 89-24, and 95-15.

#### **15.55.010 ~~2016~~ 2019 California Fire Code – Adopted**

For the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the ~~2016~~ 2019 California Fire Code (~~2015 International Fire Code~~), published by the International Code Council, save and except those portions as are deleted, modified, or amended, of which code not less than ~~three~~ one copy ~~ies~~ is are is now on file in the office of the City Clerk, is adopted and incorporated in the municipal code as if set out at length in this code, and the provisions thereof shall be controlling within the limits of this City. (Ord. 2018-03 § 1 (Exh. A § 4), 2018).

#### **15.55.020 Fire Code – Effective Date – Copy on File**

The effective date for the ~~2016~~ 2019 California Fire Code adopted by CMC 15.55.010 within the City shall be January 1, ~~2017~~ 2020. The City Clerk shall maintain on file in the official records the edition of the California Fire Code currently in effect at all times. (Ord. 2018-03 § 1 (Exh. A § 4), 2018).

#### **15.55.100 Amendments to the California Fire Code**

The ~~2016~~ 2019 California Fire Code is amended and changed as follows as described in subsections (1) through (36) of this section.

4. ~~Section 102.3 is amended to read as follows:~~

~~102.3 Change of use or occupancy. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same groups or occupancy or in a different group of occupancies, unless such structure is made to comply with the provisions of this code. Repealed~~

5. Section (A) 105.1.2 is amended to read as follows:

(A) 105.1.2 Types of permits. There are two types of permits as follows:

1. Operational permit. Any and all conditions of an operational permit will be established through a separate Resolution approved by the City Council.

2. Construction permit. A construction permit allows the applicant to install or modify systems and equipment for which a permit is required by Section (A) 105.4.4 7.

7. Section 105.7.5 7 is amended to read as follows:

105.7.5 7 Fire alarm and detection systems and related equipment. A construction permit

is required for installation of or modification to fire alarm and detection systems and related systems, including systems installed in Group R-3 occupancies (one- and two-family homes. Maintenance performed in accordance with this code is not considered a modification and may not require a permit as determined by the fire code official.

8. Section ~~109.3~~ 110.4 is amended to read as follows:

~~109.3~~ 110.4 Violation penalties. Persons who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of an infraction, punishable by a fine not more than five hundred dollars (\$500.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

9. Section ~~111.4~~ 112.4 is amended to read as follows:

~~111.4~~ 112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an infraction as specified in Section 109.3 of this code.

9.5 Section 202 is amended to include the following definitions.

“Escape Room” means a room in which patrons or participants are confined or enclosed in a room or space in which the means of egress and exit doors are intentionally obscured requiring the occupants to find a means of escape (the means of egress) by discovering hidden clues and solving a series of riddles, puzzles or problems.

“Special Amusement Building. A special amusement building is any temporary or permanent building or portion thereof that is occupied for amusement, entertainment or educational purposes and that contains a device or system that conveys passengers or provides a walkway along, around or over a course in any direction so arranged that the means of egress path is not readily due to visual or audio distractions or is intentionally confounded or is not readily available because of the nature of the attraction or mode of conveyance through the building or structure.

The term “Special Amusement Building” shall include spaces or areas used as “Escape Rooms”.

10.4 Section 304 is added to read as follows:

Section 304 – Combustible Materials

Storage and Accumulation of Rubbish and Vegetation

304 Rubbish within Dumpsters. In all rooms or aboveground outside areas, adjacent to a building or underneath roof overhangs or when located nearer than 10 feet to an adjacent property line, containers used for storage of combustible waste materials in other than Group R, Division 3 occupancies shall be protected by automatic sprinkler protection.

Such sprinklers may be connected to the domestic water supply, provided sufficient coverage of the area is provided and an approved accessible shutoff valve is provided for each room or area.

Exception: Trash areas adjacent to solid brick or concrete walls with no openings or eaves and a minimum of ten feet (10') separation distance between the dumpster and adjacent property line are not required to be protected by automatic sprinkler system(s).

16. Section 505.1 is amended to read as follows:

Section 505.1 Address identification. Buildings and parcels shall be identified by a description of Parcel location relative to the nearest cross-street intersection as determined by the Community Planning and Building Department. For multi-tenant buildings, unit identifiers shall be provided as follows:

1. Multi-family dwelling units (apartments, condominiums) - shall be designated using alphabetic characters (i.e. A, B, C...). When the building contains multiple floors, the floor number shall precede the alphabetic unit designator (i.e. 1-A, 2-B, etc.)

2. Non-residential, multi-tenant buildings - individual tenant spaces shall be assigned numeric identification (i.e. 1,2,3, etc.) When the building contains multiple floors, the floor number shall precede the numeric unit designator and shall be separated by the number "0" (i.e. first floor units: 10x; second floor units: 20x).

3. Mixed Use buildings – Residential units shall be designated as described in 1 above. Nonresidential units shall be designated as described in 2.

16.5 Section 506.1 is amended to read as follows:

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box or other approved emergency access device to be installed in an approved location. The key box or other approved emergency access device shall be of an approved type and shall contain keys or other information to gain necessary access as required by the fire code official.

21. Section 901.4.5 is ~~added~~ amended to read as follows:

~~901.4.5 Nonoperational equipment.~~ Appearance of Equipment. Any device that has the physical appearance of life safety or fire protection equipment but that does not perform that life safety or fire protection function shall be prohibited. Any fire protection equipment that is no longer in service shall be removed.

22. Section 901.4.4 ~~6.01~~ is added to read as follows:

~~901.4.4~~ 6.01 Responsibility. The owner of the protected premises shall be responsible for all fire protection systems within the protected premises, whether existing or installed under this code.

~~22~~ 23. Section 901.6.3 ~~02~~ is added to read as follows:

~~901.6.3~~ 02 Qualifications of Inspection, Testing and Maintenance Personnel. All personnel performing any inspection, testing or maintenance of any fire protection



system shall be qualified. Where such inspection, testing and maintenance is performed by an outside service company, the company shall be appropriately licensed in accordance with the California Business & Professions Code or by the California State Fire Marshal.

~~23~~ 24. Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction. This section supersedes the square footage limitations of all subsections within Section 903.2.

Exceptions:

- (1) Structures not classified as Group R occupancies and not more than 500 square feet in total floor area.
- (2) Detached agricultural buildings, as defined by this code, located at least one hundred feet (100') from any other structure or the property line, whichever is closer.
- (3) Accessory structures associated with existing non-sprinklered R-3 occupancies (one or two family dwellings) and less than 1500 square feet in total fire area.
- (4) Where an insufficient water supply exists to provide for an automatic fire sprinkler system and where the fire code official permits alternate protection.

~~24~~ 25. Section 903.2.8 is amended to read as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided in all buildings with a Group R fire area, including, but not limited to, one- and two-family dwellings, townhomes, and manufactured homes and mobile homes located outside of licensed mobile home parks hereafter constructed, moved into or relocated within the jurisdiction, including all additions to buildings already equipped with automatic fire sprinkler systems.

~~25~~ 26. Section 903.3.1.1.2~~3~~ is added to read as follows:

903.3.1.1.2 3 Elevators. Automatic fire sprinklers shall not be installed at the top of passenger elevator hoistways or in the associated passenger elevator mechanical rooms.

903.3.1.1.2 3.1 Where automatic fire sprinklers are not installed at the top of passenger elevator hoistways, heat detectors for the shunt trip mechanism shall not be installed, nor shall smoke detectors for elevator recall be installed.

903.3.1.1.2 3.2 Where automatic fire sprinklers are not installed in associated elevator machine rooms, heat detectors for the shunt trip mechanism shall not be installed. A smoke detector shall be installed for elevator recall.

~~26~~ 27. Section 903.3.1.3 is amended to read as follows:

903.3.1.3 NFPA 13 D sprinkler systems. Where allowed, automatic sprinkler systems installed in one- and two-family dwellings shall be installed throughout in accordance with NFPA 13 D.

903.3.1.3.1 All fire sprinkler systems installed in one-and two-family dwellings shall be tested for leakage by undergoing a hydrostatic test made at 200 psi for a two-hour duration.

903.3.1.3.2 Each water system supplying both domestic and fire protection systems shall have a single indicating-type control valve, arranged to shut off both the domestic and sprinkler systems off of a single water meter. A separate shut-off valve for the domestic system only shall be permitted to be installed. The location of the control valve shall be approved by the fire code official.

903.3.1.3.3 Automatic sprinklers shall be installed in all bathrooms, regardless of square footage.

903.3.1.3.4 Automatic sprinklers shall be installed in all attached garages and structures.

903.3.1.3.5 Automatic sprinklers shall be installed in all accessible storage areas.

903.3.1.2.5.1 Automatic sprinklers shall be installed in all under-stair spaces including all closets.

903.3.1.3.6 Local water flow alarms shall be provided on all sprinkler systems. Local water flow alarms shall be powered from the main kitchen refrigerator circuit. The local water flow alarm shall be clearly audible from within the master bedroom at an audibility level of not less than 75dBa. Where no kitchen exists in the building, the water flow alarm shall be powered from the bathroom lighting circuit.

~~27~~ 28. Section 903.4.1 is amended to read as follows:

903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved UL-listed central station as defined in NFPA 72-20-10, or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system and shall be documented as a UL certificated central station service system.

(Exceptions remain unchanged)

~~28~~ 29. Section 903.4.2 is amended to read as follows:

903.4.2 Alarms. One exterior approved audible device shall be connected to every automatic sprinkler system in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is

installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Interior alarm notification appliances shall be installed as required by Section 903.4.2.1.

~~29~~ 30. Section 903.4.2.1 is added to read as follows:

903.4.2.1 Where an automatic fire sprinkler system is installed in a building with more than one tenant or with over 100 sprinkler heads, audible and visible notification appliances shall be installed throughout the building as follows:

- a. Audible notification appliances shall be installed so as to be audible at 15 dBA above average sound pressure level throughout the building.
- b. Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72.
- c. Visible notification appliances can be eliminated in normally unoccupied portions of buildings where permitted by the fire code official

EXCEPTION: The requirements of this section do not apply to Group R-3 Occupancies.

~~30~~ 31. Section 903.4.3 is amended to read as follows:

903.4.3 Floor control valves. Approved indicating control valves and water flow switches shall be provided at the point of connection to the riser on each floor in all buildings over one story in height, and shall be individually annunciated as approved by the fire code official.

~~30~~ 31.4 Section 903.6 is amended to read as follows:

903.6 Repairs, Alterations, and Additions. In all buildings, except where otherwise provided herein in this Section, where the total floor area exceeds five thousand square feet (5000 sf), or which are forty feet (40') or more in height, or which are three or more stories in height, they shall be made to comply with the provisions of this Section.

In all buildings where the total floor area exceeds five thousand square feet (5000 sf) or which are forty feet (40') or more in height, or which are three or more stories in height, if the repairs or alterations are made exceeding twenty-five percent of the current market value of the building and property as shown in the records of the County Assessor within any three hundred sixty five (365) day period shall be made to comply with the provisions of this section.

Definitions.

Repair. It is the reconstruction or renewal of any part of an existing building or structure for the purpose of its maintenance.

Alteration. It is any change, addition, or modification in construction or occupancy.

Exception: Projects where the sole purpose is for seismic upgrade.

Existing commercial and Group R, Division 3 residential buildings to which additions, alterations, or repairs are made that involve the removal or replacement of 50 percent or greater of the linear length of walls of the building (exterior plus interior) within a five-year period shall meet the requirements of new construction of this code.

30 ~~31.6~~ Section 904.14~~2.6~~6 is added to read as follows:

904.14~~2.6~~6 Non-Conforming Restaurant Cooking Appliances and Fire Extinguishing Systems. All non-conforming restaurant cooking appliances, hood and duct systems, and fire extinguishing systems found to exist as of the effective date of this Ordinance shall be made to conform to the requirements of this Section within 90 days of notification. It shall thereafter be unlawful for any person to maintain or suffer to be maintained any non-conforming restaurant cooking appliance, hood and duct system or fire extinguishing system on any property owned or controlled by said person within the City of Carmel.

34 ~~32.~~ Section 907.1.6 is added to read as follows:

907.1.6 Multiple Fire Alarm Systems. Multiple fire alarm systems within a single protected premise are not permitted, unless specifically authorized by the fire code official.

~~32. Section 907.2 is amended to read as follows:~~

~~907.2 Exception 1. The manual fire alarm box is not required for fire alarm control units dedicated to elevator recall control. Repealed~~

33. Section 907.7.4 ~~6.6.4~~ is added to read as follows:

907.7.4 ~~6.6.4~~ Zone transmittal. Where required by the fire code official, fire alarm signals shall be transmitted by zone to the supervising station and retransmitted by zone to the public fire service communications center.

34. Section 907.7.5 ~~6.6.5~~ is amended to read as follows:

~~907.7.5~~ ~~6.6.5~~ Monitoring. Fire alarm systems required by this chapter, by the California Building Code, or installed voluntarily shall be monitored by a UL-listed central station and shall be documented as UL-certificated central station service systems in accordance with NFPA 72-2010 and this section.

35. Section 907.8.2 ~~7.2~~ is amended to read as follows:

~~907.8.2~~ ~~7.2~~ ~~Completion documents~~ Record of completion. A record of completion in accordance with NFPA 72 verifying that the system has been installed and tested in accordance with the approved plans and specifications shall be provided. The following documentation shall be provided at the time of acceptance testing for all fire alarm system installations included in the record of completion:

1. A record of completion in accordance with NFPA 72.
2. A contractor's statement verifying that the system has been installed in accordance with the approved plans and specifications, and has been 100% tested in accordance with NFPA 72.
3. A contractor's affidavit of personnel qualifications, indicating that all personnel involved with the installation of the fire alarm system meet the qualification requirements of the fire code official.

35.4 Section 907.43.8.5 is amended to read as follows:

907.43 8.5 Inspection, testing and maintenance. The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Access shall be provided to each fire alarm system component for periodic inspection, maintenance and testing. Service personnel shall meet the qualification requirements of NFPA 72 for inspection, testing and maintenance of such systems. Records of inspection, testing and maintenance shall be maintained.

## **Chapter 15.57 Property Nuisances**

### Sections

- [15.57.010](#) Maintenance of Property – Nuisances Designated.
- [15.57.015](#) 2015 International Property Maintenance Code – Adopted
- [15.57.018](#) Amendments to the 2015 International Property Maintenance Code
- [15.57.020](#) Abatement by Repair, Rehabilitation, Demolition or Removal.
- [15.57.030](#) Declaration of Nuisance.
- [15.57.040](#) Notice – Form.
- [15.57.050](#) Notice – Service Authority – Response Time.
- [15.57.060](#) Notice – Proper Service, Mailing, Posting.
- [15.57.070](#) Hearing by City Administrator or Duly Authorized Representative.
- [15.57.080](#) Decision of City Administrator.
- [15.57.090](#) Limitation of Filing Judicial Action.
- [15.57.100](#) Service of Order to Abate.
- [15.57.110](#) Record of Cost for Abatement.
- [15.57.120](#) Report – Hearing and Proceedings.
- [15.57.130](#) Assessment of Costs Against Property – Lien.
- [15.57.140](#) Alternative Remedies.
- [15.57.150](#) Violations.

### **15.57.015 2015 International Property Maintenance Code – Adopted**

The 2015 International Property Maintenance Code, copies of which are on file with the City Clerk as required by law, is adopted by reference and incorporated into this title as the property maintenance code for the City, except as amended in this Chapter and Chapter 15.04 CMC.

**15.57.018 Amendments to the 2015 International Property Maintenance Code.**

The 2015 International Property Maintenance Code is amended as follows:

1. Section 302.4 is amended to read as follows:

302.4 Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of six (6) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided: however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after serve of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

2. Section 304.3 is amended to read as follows:

304.3 Premises identification. Buildings and parcels shall be identified by a description of Parcel location relative to the nearest cross-street intersection as determined by the Community Planning and Building Department.

3. Section 304.14 Insect screens.

~~During the period from [DATE] to [DATE], every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screen of minimum 16 mesh per inch (16 mesh per 25mm), and every screen door used for insect control shall have a self-closing device in good working condition. **Exception:** screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.~~ Repealed

**15.57.130 Assessment of Costs Against Property – Lien.**

C. Such notice of lien for recordation shall be in a form substantially as follows:

NOTICE OF LIEN

(Claim of City of Carmel-by-the-Sea)

Pursuant to the authority vested by the provisions of Section 15.57.010 et seq. of the Municipal Code of the City of Carmel-by-the-Sea, the City Administrator of the City of Carmel-by-the-Sea, or her/his duly authorized representative did, on or about the \_\_\_\_ day of \_\_\_\_\_, ~~19~~ 20, cause the premises herein described to be rehabilitated, or the building or structures on the property hereinafter described to be repaired or demolished in order to abate a public nuisance on said real property; and the City

Council of the City of Carmel-by-the-Sea did, on the \_\_\_\_ day of \_\_\_\_\_, ~~19~~20\_\_, assess the cost of such rehabilitation, repair or demolition upon said real property hereinafter described, and the same has not been paid nor any part thereof; and that said City of Carmel-by-the-Sea does hereby claim a lien to such rehabilitation, repair or demolition and administrative costs in the amount of said assessment, to wit: The sum of \$\_\_\_\_; and the same shall be a lien upon said real property until the same has been paid in full and discharged of record.

The real property hereinbefore mentioned, and upon which a lien is claimed, is that certain parcel of land lying and being in the City of Carmel-by-the-Sea, County of Monterey, State of California, and more particularly described as follows:

Dated:\_\_\_\_\_, ~~19~~ 20\_\_\_\_\_

City Administrator of the City of Carmel-by-the-Sea

(Ord. 85-4 § 1, 1985; Code 1975 § 699.95.12).