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AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING TITLE 16 OF THE RIVERSIDE MUNICIPAL CODE, CHAPTERS 16.04, 16.06, 16.07, 16.08, 16.09, 16.10, 16.11, 16.12, 16.16, 16.20, 16.24, 16.34, ADDING CHAPTERS 16.13, 16.14 AND DELETING CHAPTERS 16.17 AND 16.19, TO ADOPT THE 2022 EDITIONS OF THE CALIFORNIA BUILDING, RESIDENTIAL, EXISTING BUILDING, ENERGY, GREEN BUILDING STANDARDS, MECHANICAL, PLUMBING, AND ELECTRICAL CODES WITH LOCAL AMENDMENT THERETO

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WHEREAS, Health and Safety Code Section 18941.5, with reference to Section 17958.7, allows for more restrictive local amendments to the current California Building Standards Code (“Building Codes”) that are reasonably necessary because of local climatic, geological, or topographical conditions; and

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WHEREAS, the City Council of the City of Riverside expressly declares that these proposed amendments to the Building Codes are reasonably necessary because of local climatic, topographical, and geological conditions, and hereby adopts the findings of reasonable necessity as set forth in the currently adopted Resolution no. _____ incorporated herein by this reference.

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The City Council of the City of Riverside does ordain as follows:

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Section 1: Section 16.04.010 of the Riverside Municipal Code is amended as follows:

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“**Section 16.04.010 Purpose and intent.**

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The purpose of Chapters 16.04 through 16.34 is to establish reasonable minimum standards to safeguard public health, safety and general welfare by regulating the design, construction, quality of materials, use and occupancy, location and maintenance of buildings, equipment, appliances, structures and grading within the City; the electrical, plumbing, heating, comfort cooling and certain other equipment specifically regulated herein; and the moving of buildings within, into, from and through the City and to provide a reasonable level of safety to firefighters and emergency responders during emergency operations. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.”

1 Section 2: Section 16.04.020 of the Riverside Municipal Code is amended as follows:

2 **“Section 16.04.020 Scope.**

3 The provisions of Chapters 16.04 through 16.34 of this Code shall apply to the erection,
4 construction, enlargement, alteration, installation, reconstruction, repair, movement,
5 improvement, connection, conversion, demolition, and use of any building, structure or
6 premises, or portion thereof, and grading within the City. The provisions of this Code shall not
7 apply to work located primarily in a public way other than pedestrian protection structures
8 required by Chapter 33, the California Building Code; public utility towers and poles; equipment
9 not specifically regulated in this Code; hydraulic flood control structures; work exempted by
10 Section 105.2, the California Building Code; or minor work of negligible hazard to life
11 specifically exempted by the building official. Additions, alterations, repairs and changes of use
12 or occupancy in all buildings and structures shall comply with the provisions for new buildings
13 and structures except as otherwise provided in Title 24 Part 10, the California Existing Building
14 Code.

15 Where, in any specific case, different sections of this Code specify different materials,
16 methods of construction or other requirements, the most restrictive shall govern. Where there is
17 a conflict between a general requirement and a specific requirement, the specific requirement
18 shall be applicable.”

19 Section 3: Section 16.04.110 of the Riverside Municipal Code is amended as follows:

20 **“Section 16.04.110 Building official.**

21 Whenever the terms "building official," "building inspector," "plumbing inspector,"
22 "electrical inspector," "mechanical inspector," "administrative authority," "plan reviewer" or
23 "electrical safety engineer" are used in Chapters 16.04 through 16.34 or any other ordinance of
24 the City, including this Code, each means the building official, or his/her designee.”

25 Section 4: Section 16.04.210 of the Riverside Municipal Code is amended as follows:

26 **“Section 16.04.210 Authority to condemn building service equipment.**

1 Whenever the building official ascertains that any building service equipment regulated
2 in Chapters 16.04 through 16.34 has become hazardous to life, health, property, or has become
3 insanitary, he/she shall order in writing that such equipment either be removed or restored to a
4 safe or sanitary condition, whichever is appropriate. The written notice shall fix a reasonable
5 time limit for compliance with such order. No person shall use or maintain defective building
6 service equipment after receiving such notice.”

7 Section 5: Section 16.04.215 of the Riverside Municipal Code is amended as follows:
8 **“Section 16.04.215 Authority to disconnect utilities.**

9 The building official or his authorized representative shall have the authority to
10 disconnect any utility service or energy supplied to the building, structure or building service
11 equipment therein regulated by Chapters 16.04 through 16.34 in case of emergency where
12 necessary to eliminate an immediate hazard to life or property.

13 The building official shall have the authority to order disconnection of any utility service
14 or energy supplied to the building, structure or building service equipment when he ascertains
15 that the building service equipment or any portion thereof has become hazardous to life, health
16 or property or has become insanitary. The building official shall immediately notify the service
17 utility in writing of the issuance of such order to discontinue use.”

19 Section 6: Section 16.04.220 of the Riverside Municipal Code is amended as follows:
20 **“Section 16.04.220 Connection after disconnect.**

21 No person shall make connections from energy, fuel or power supply nor supply energy
22 or fuel to any building service equipment which has been disconnected or ordered to be
23 disconnected by the building official or the use of which has been ordered disconnected by the
24 building official until the building official authorizes the reconnection and use of such
25 equipment.

26 When any building service equipment is maintained in violation of Chapters 16.04
27 through 16.34 and in violation of any notice issued pursuant to the provisions of this chapter, the
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1 building official may institute any appropriate action to prevent, restrain or correct or abate the
2 violation.”

3 Section 7: Section 16.04.230 of the Riverside Municipal Code is amended as follows:

4 **“Section 16.04.230 Administrative Hearing Officer.**

5 The City Council finds that providing an Administrative Hearing Officer to hear
6 administrative proceedings and appeals as set forth in this chapter is equivalent to proceedings
7 provided under the State Housing Law (California Health and Safety Code Sections 17910, et
8 seq.) for the purposes intended by the State Housing Law.

9 Where the Board of Appeals or the Housing Authority and Appeals Board may be
10 mentioned in Chapters 16.04 through 16.20, such terms shall mean an Administrative Hearing
11 Officer as established in Chapter 1.17 of this Code. Depending on the subject of the appeal,
12 specialized expertise may be solicited for the purpose of providing input to the Administrative
13 Hearing Officer.”

14 Section 8: Section 16.04.310 of the Riverside Municipal Code is amended as follows:

15 **“Section 16.04.310 Expiration of permits.**

16 Except as otherwise specified, every permit issued by the building official under the
17 provisions of Chapters 16.04 through 16.34 shall expire by limitation and become null and void
18 if the work authorized by such permit is not commenced within one year from the date of permit
19 issuance, or if the work authorized by such permit is suspended, abandoned, or without progress
20 at any time after the work is commenced for a period of one year. Progress shall further be
21 defined as obtaining one or more successful inspections required in accordance with Section 110
22 of this Code. Prior to a permit's expiration and upon a showing of good cause by the permit
23 holder in writing, the building official may issue one or more extensions for periods not to exceed
24 180 calendar days.

25 A permit for demolition, however, shall expire by limitation and become null and void if
26 the work authorized by the permit is not completed within 90 days from the date of permit
27 issuance.

If a permit was issued to bring an un-permitted building, structure or other unlawful, substandard, or hazardous condition into compliance with any applicable law, ordinance or regulation, the building official is authorized to establish predetermined time frames upon which the permit shall expire by limitation and become null and void. With good cause, the building official may extend the validity of such permit one time for a period not exceeding 180 days beyond the initial limit upon written request by the applicant filed with the building official prior to the expiration date of the original permit.

Before any work may recommence following the expiration of a permit, a "reactivation" permit shall be first obtained. The fee shall be one-half the amount required for a new permit for such work, provided no changes have been or will be made to the original plans and specifications for such work; provided further, that such suspension or abandonment has not extended beyond the adoption of a new code cycle; and that only one such "reactivation" permit may be issued at one-half fee for such work, or as otherwise determined by the building official. Upon the issuance of a "reactivation" permit, the Building Official may allow the applicant to commence or recommence such work from the last successful inspection of record under the original permit. Except as specifically provided for herein, to recommence work on a permit after expiration thereof, the permit holder shall obtain a new permit and pay the full fee therefor."

Section 9: Section 16.04.330 of the Riverside Municipal Code is amended as follows:
“Section 16.04.330 Transferability of permits.

Any permit issued by the building official under the provisions of Chapters 16.04 through 16.34 may be transferred to another person, firm or corporation subject to all requirements of state law and the original issuance, and upon payment of a fee as may be established by the City Council.”

Section 10: Section 16.04.335 of the Riverside Municipal Code is amended as follows:
“Section 16.04.335 Expiration of plan review applications.

An application for plan review for which no permit is issued within one year following the date of such paid application shall expire as of the 365th day and plans and other data

1 submitted for review may thereafter be returned to the applicant or destroyed by the building
2 official if said plans and data cannot be reasonably retained. The building official may issue one
3 or more extensions of time for periods not to exceed 180 days upon written request by the
4 applicant showing that circumstances beyond the control of the applicant have prevented action
5 from being taken; provided, however, the applicant must pay a plan review extension fee of one-
6 half the original plan review fee, or as otherwise determined by the building official.

7 No permit application shall be extended beyond 720 days after the original plan review
8 submittal date. To renew action on an application after expiration, the applicant shall resubmit
9 plans and pay a new plan review fee.”

10 Section 11: Section 16.04.365 of the Riverside Municipal Code is amended as follows:
11 **“Section 16.04.365 Afterhours plan review and inspections.**

12 At the discretion of the building official, the Building & Safety Division may perform
13 inspections or complete plan reviews during other than normal working hours upon the request
14 of an applicant. The charge for afterhours plan review or inspection services shall be two and
15 one-half times the hourly wage rate of the plan reviewer or inspector providing the service, or
16 as otherwise set by resolution of the City Council. Such service for each hour or any portion
17 thereof, shall be in addition to any other fees that may have been paid or are due. Afterhours
18 inspection requests require a minimum two hour service charge.”

19 Section 12: Section 16.04.372 of the Riverside Municipal Code is amended as follows:
20 **“Section 16.04.372 Permit and plan review fees.**

21 The fee for each permit and for plan review shall be as set by resolution of the City
22 Council. Payment under protest for all or any portion of these fees shall not be accepted. Where
23 a permit fee is based on value or valuation, the determination of value or valuation shall be made
24 by the building official. The value to be used in computing such fee shall be the total value of
25 all construction work for which the permit is issued as well as all finish work, painting, roofing,
26 electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any
27 other permanent equipment.”

1 Section 13: Section 16.04.374 of the Riverside Municipal Code is amended as follows:

2 **“Section 16.04.374 Permit investigation fees.**

3 Whenever work has commenced without the benefit of a permit as required by the
4 provisions of this Code, the building official may authorize a special investigation prior to the
5 issuance of the permit. A fee shall be collected for each permit so investigated and prior to permit
6 issuance. The investigation fee may be equal to the cost of the required permit or as otherwise
7 set by resolution of the City Council. The payment of the investigation fee shall not exempt any
8 person from compliance with all other provisions of this Code or from any other penalty
9 prescribed by law.”

10 Section 14: Section 16.04.460 of the Riverside Municipal Code is amended as follows:

11 **“Section 16.04.460 Compliance.**

12 No person shall use or occupy any building or structure, or any portion thereof including
13 the building service equipment, for which a permit is required without first obtaining the permits,
14 inspections, and approvals required by Chapters 16.04 through 16.34 inclusive. No person shall
15 use or occupy any building or structure, or any portion thereof, for which a certificate of
16 occupancy is required by this chapter without first obtaining, posting and keeping posted a
17 certificate of occupancy as required by the provisions of this chapter. No person shall suspend
18 or abandon any grading work prior to completion of the work unless the site is made reasonably
19 safe and stable. No person in possession of or in charge of a site on which grading work has been
20 performed shall fail to maintain any slope faces, whether cut or fill, in a stable condition nor
21 shall such person fail to control and maintain water drainage on or from the site in an approved
22 manner.”

24 Section 15: Section 16.04.470 of the Riverside Municipal Code is amended as follows:

25 **“Section 16.04.470 Board of Building Appeals.**

26 *General.* To hear and decide appeals of orders, decisions or determinations made by the
27 building official relative to the application and interpretation of this Code, there is hereby created
28 a Board of Building Appeals. The Board of Building Appeals shall be the Mobility and

1 Infrastructure Committee of the City Council. Depending on the subject of the appeal,
2 specialized expertise may be solicited for the purpose of providing input to the Appeals Board.
3 The building official shall be an ex officio member of said board but shall not have a vote on
4 any matter before the board. The board shall establish policies and procedures to carry out its
5 business.

6 Exceptions:

- 7 1. Appeals of the building official related to State Housing Law (pursuant to
8 California Health and Safety Code Sections 17910, et seq.) and the adopted
9 California Code of Regulations, Title 24, the California Building Standards Code,
10 shall be in accordance with Section 16.04.230.
- 11 2. Appeals of the building official related to disabled access law (pursuant to
12 California Code of Regulations, Title 24, the California Building Standards Code)
13 shall be in accordance with Section 16.04.580.

14 *Limitations on authority.* An application for appeal shall be based on a claim that the true
15 intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, or
16 the provisions of this Code do not fully apply or an equally good or better form of construction
17 is proposed. The board shall not have authority to waive requirements of this Code.

18 Meetings are scheduled when an appeal is filed or when the building official requests
19 advisory comments, such as the potential adoption of new codes, proposed code changes, or
20 alternate methods and materials of construction. The building official or assistant building
21 official shall be the principal city staff liaison to the board.

22 ..."

23 Section 16: Section 16.04.490 of the Riverside Municipal Code is amended as follows:

24 **“Section 16.04.490 Temporary use of utilities.**

25 A. The building official may permit, at his discretion, the temporary use of gas or
26 electrical energy, before final approval of the building, structure or work being performed,
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1 whenever unnecessary hardship would otherwise result, and inspection can effectively be made
2 after the commencement of the temporary use.

3 B. The building official shall place those restrictions upon temporary use as necessary to
4 ensure safety, to facilitate inspection and to secure compliance with all provisions of Chapters
5 16.04 through 16.34 and of any other chapter of the City, including all provisions of this Code.
6 . . .”

7 Section 17: Section 16.04.510 of the Riverside Municipal Code is amended as follows:
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9 **“Section 16.04.510 Violations.**

10 It is unlawful for any person to erect, construct, enlarge, alter, repair, move, use, occupy
11 or maintain any building, structure, equipment, or portion thereof in the City or cause the same
12 to be done contrary to or in violation of any provision of this title and its chapters, or any
13 provisions of the building code, existing building code, energy code, residential code, green
14 code, housing code, mechanical code, plumbing code, electrical code, dangerous buildings
15 abatement code, and fire code (hereinafter referred to as the "adopted codes" or "this Code"), as
16 such codes have been adopted in this title or as they may be duly amended, or any other
17 applicable law or ordinance.”

18 Section 18: Section 16.04.520 of the Riverside Municipal Code is amended as follows:
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20 **“Section 16.04.520 Criminal enforcement.**

21 . . .

22 B. Any day or portion thereof any violation of this title or the provisions of the
23 adopted codes is committed, continued, or permitted shall constitute a new and separate offense
24 and shall be punished, upon conviction, in accordance with Section 1.01.110 of this Code.

25 C. The Building Official, the Code Enforcement Manager, and their inspectors,
26 deputies, enforcement officers, and any other designees, shall have and are vested with the
27 authority to issue a notice to appear to any person who violates the provisions of
28 Chapters 16.04 through 16.34 in the manner provided by Section 836.5 of the California Penal
Code. The Fire Chief, the Fire Marshal, Battalion Chiefs, the Fire Captains and the members of

1 the Fire Prevention Bureau shall have and are vested with the authority to arrest or issue a notice
2 to appear to any person who violates the provisions of Chapter 16.32 in the manner provided by
3 Section 836.5 of the California Penal Code. The Fire Chief, the Fire Marshal, Battalion Chiefs,
4 the Fire Captains and the members of the Fire Prevention Bureau shall have and are vested with
5 the authority to issue notices of standing and parking violations for any infraction violation of
6 the provisions of Chapter 16.32 of this title in the manner provided by Section 40200(a) of the
7 California Vehicle Code.”

8 Section 19: Section 16.04.540 of the Riverside Municipal Code is amended as follows:
9 **“Section 16.04.540 Summary abatement.**

10 In addition to the remedies provided in this chapter, any condition caused or permitted to exist
11 in violation of any provisions of this title or the codes adopted by reference therein, which present
12 an immediate threat to public health or safety, shall be deemed a public nuisance, and may be
13 summarily abated by the City pursuant to the provisions set forth in Chapter 6.15.”

14 Section 20: Section 16.04.590 of the Riverside Municipal Code is amended as follows:
15 **“Section 16.04.590 Appeal process for other administrative actions.**

16 The appeal process for any notice and order, other than an Administrative Civil Penalties Notice
17 and Order, issued for any violation of any provision of the housing code, adopted by Chapter
18 16.09 of this Code, or for any violation of any provision of the dangerous building abatement
19 code, adopted by Chapter 16.10 of this Code, is set forth herein.

21 ...

22 B. *Request for hearing.*

23 1. Any person having standing to appeal under this section may appeal the notice
24 and order by completing a request for hearing form and returning it to the Code Enforcement
25 Division of the Community & Economic Development Department within 30 calendar days of
26 the mailing or issue date appearing on the notice and order, whichever is later.

27 ...”

1 Section 21: Section 16.06.020 of the Riverside Municipal Code is amended as follows:

2 **“Section 16.06.020 California Residential Code adopted – Filed with Building Official.**

3 The California Residential Code, 2022 Edition, Part 2.5 of Title 24 of the California Code
4 of Regulations, including appendices and any related errata, and any amendments thereto by the
5 State of California in the 2022 Edition of Title 24 of the California Code of Regulations,
6 promulgated by the International Code Council, which regulates the construction, alteration,
7 movement, enlargement, replacement, repair, equipment, use, and occupancy, location,
8 maintenance, removal and demolition of every detached one- and two-family dwelling,
9 townhouse not more than three stories above grade plane in height with a separate means of
10 egress and structures accessory thereto, is adopted and by this reference is made a part of this
11 Code with the force and effect as though set out herein in full, with the exception of those parts
12 expressly excepted and deleted or as amended by this chapter. One copy of the California
13 Residential Code with the amendments thereto by the State of California, which has been
14 certified as a true copy, is on file and open to public inspection in the office of the building
15 official.”

16 Section 22: Section 16.06.030 of the Riverside Municipal Code is amended as follows:

17 **“Section 16.06.030 Sections deleted and not adopted.**

18 The chapters, sections, paragraphs, and parts of the California Residential Code which are
19 excepted, deleted, and not adopted are:

- 20 1. Chapter 1, Division II Sections R105.3.2, R105.5, R108, R110.3, R111, R112;
21 2. Appendix AA, AB, AC, AD, AE, AF, AG;
22 3. Appendix AI, AJ, AL, AM, AN, AP, AR, AS, AT, AU, AV, AY and AZ.”

23 Section 23: Section 16.06.040 of the Riverside Municipal Code is added as follows:

24 **“Section 16.06.040 Swimming Pool Barrier requirement.**

25 Every person in possession of land within the City, either as owner, purchaser under
26 contract, lessee, tenant or licensee, upon which is situated a swimming pool, spa or similar
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1 facility, which whether above or below grade exceeds in depth the limitations hereinafter set
2 forth, shall meet the following requirements:

3 A. CRC appendix AX, Section 100, Subsection 115922 is hereby amended in its entirety
4 to read as follows:

5 Except as provided in Section 115925, when a building permit is issued for the
6 construction of a new swimming pool and/or spa or the remodeling of an existing
7 swimming pool and/or spa at a private single-family home, the respective swimming
8 pool and/or spa shall be equipped with item No. 1 of Subsection 115922 (A) and at
9 least one addition item of the following seven drowning prevention features:

- 10 (1) An enclosure that meets the requirements of Section 115923 and isolates the
11 swimming pool or spa from the private single-family home. Any walls of the
12 residential structure or accessory structures used to complete the isolation enclosure
13 must have its door openings equipped with protection as required in Section
14 115922(a)(4) or Section 115922(a)(5). Any such door protection device provided
15 for this purpose may not serve to meet the requirement of the second drowning
16 prevention feature.
- 17 (2) Removable mesh fencing that meets American Society for Testing and Materials
18 (ASTM) Specifications F2286 standards in conjunction with a gate that is self-
19 closing and self-latching and can accommodate a key lockable device.
- 20 (3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.
- 21 (4) Exit alarms on the private single-family home's doors that provide direct access
22 to the swimming pool or spa. The exit alarm may cause either an alarm noise or a
23 verbal warning, such as a repeating notification that "the door to the pool is open."
- 24 (5) A self-closing, self-latching device with a release mechanism placed no lower than
25 54 inches above the floor on the private single family home's doors providing
26 direct access to the swimming pool or spa.
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- (6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
 - (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

B. Before the issuance of a final approval for the completion of permitted construction or remodeling work, the local building code official shall inspect the drowning safety prevention features required by this section and, if no violations are found, shall give final approval. [Amended by Stats. 2017, Ch. 670, Sec. 4. (SB 442) Effective January 1, 2018.]”

Section 24: Section 16.07.020 of the Riverside Municipal Code is amended as follows:

“Section 16.07.020 California Green Building Standards Code adopted--Filed with Building Official.

The California Green Building Standards Code, 2022 Edition, Part 11 of Title 24 of the California Code of Regulations, including any related errata, and any amendments thereto by the State of California in the 2022 Edition of Title 24 of the California Code of Regulations, which regulates the planning, design, operation, use and occupancy of every newly constructed building or structure is adopted and by this reference is made a part of this Code with the force and effect as though set out herein in full, with the exception of those parts expressly excepted and deleted

1 or as amended by this chapter. One copy of the California Green Building Standards Code with
2 the amendments thereto by the State of California, which has been certified as a true copy, is on
3 file and open to public inspection in the office of the building official.”

4 Section 25: Section 16.08.020 of the Riverside Municipal Code is amended as follows:
5 **“Section 16.08.020 California Building Code adopted--Filed with Building Official.**

6 The California Building Code, 2022 Edition, Part 2 of Title 24 of the California Code of
7 Regulations, consisting of two volumes, including appendices and any related errata, and any
8 amendments thereto by the State of California in the 2022 Edition of Title 24 of the California
9 Code of Regulations, promulgated by the International Code Council, which regulates the erection,
10 construction, enlargement, alteration, repair, moving, removal, conversion, demolition,
11 occupancy, equipment, use, height, area and maintenance of buildings and other structures, is
12 adopted and by this reference is made a part of this Code with the force and effect as though set
13 out herein in full, with the exception of those parts expressly excepted and deleted or as amended
14 by this chapter. One copy of the California Building Code with the amendments thereto by the
15 State of California, which has been certified as a true copy, is on file and open to public inspection
16 in the office of the building official.”

17 Section 26: Section 16.08.030 of the Riverside Municipal Code is amended as follows:
18 **“Section 16.08.030 Sections deleted and not adopted.**

19 The chapters, sections, paragraphs and parts of the California Building Code which are
20 excepted, deleted and not adopted are:

- 21 1. Chapter 1, Division II Sections 105.3.2, 105.5, 109, 112, 113, 116.3, 116.4, 116.5;
22 2. Appendix A, B;
23 3. Appendix D, E, and F;
24 4. Appendix G; and
25 5. Appendix K, L, M, N, O and P.”

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1 Section 27: Section 16.08.040 of the Riverside Municipal Code is amended as follows:

2 **“Section 16.08.040 Chapter 1, Division II Section 105.1 amended - Permits.**

3 Chapter 1, Division II Section 105 of the California Building Code is hereby amended
4 by amending Section 105.1 by adding to the end of such section the following exceptions:

5 Exceptions:

6 1. A permit shall not be issued for work on property within an area which
7 may be unsafe for such work and, because of the hazards, there is no way in which the
8 work can be done so that it will be safe;

9 2. A permit may be withheld or denied if the Building Official finds there
10 are existing on site violations of the provisions of Chapter 16.04 through 16.34 or of any
11 other ordinance of the City, including all provisions of this Code and including without
12 limitation the provisions of the zoning regulations.”

13 Section 28: Section 16.08.145 of the Riverside Municipal Code is amended and
14 replaced in its entirety as follows:

15 “Section 903 of the California Building Code is hereby amended by amending Section 903.2 to
16 read as follows:

17 A. Where required. An automatic fire extinguishing system shall be installed and maintained
18 in operable condition in the buildings and locations as set forth in this section.

19 For special provisions on hazardous chemicals, magnesium and calcium carbide, see the Fire
20 Code.

21 B. All New Buildings. An automatic sprinkler system shall be installed and maintained in
22 operable condition in all new buildings. All systems shall conform to the National Fire
23 Protection Association Standards 13, 13D, and 13R and the Riverside Fire Department
24 Standards and Policies.

25 1. NFPA 13D local water flow alarm shall be provided on a fire sprinkler system in
26 homes. The water flow alarm shall be located on the exterior of the structure at an
27 approved location by the fire department.

1 EXCEPTIONS:

- 2 1. Buildings less than 1,000 square feet in floor area, other than Group R-1, Group R-2,
3 Group R-3, and Group R-4 occupancies, unless specifically required by other
4 provisions of the California Fire Code.
- 5 2. Group U occupancy buildings accessory to Group R-3 occupancies other than
6 additional R-1, R-2, R-3, or R-4 occupancies.
- 7 3. Group S occupancies, less than 5,000 square feet in floor area, that are accessory to
8 uses such as golf courses, tree nurseries, parks, farms, etc. Administrative and clerical
9 office use area may not exceed 25 percent of the floor area of the major use.
10 Additionally, the site must be zoned RE, RA-5 or RC.
- 11 4. Structures that have no occupant load as determined by the Building Official.
- 12 5. Swimming pools, spas, gazebos, shade structures or other open-air structures that meet
13 California Building Code requirements for separation.
- 14 6. Structures which do not require building permits.
- 15 7. Mausoleums, crypts, and similar structures.
- 16 8. Agricultural buildings as defined in the California Building Code, Appendix C.
- 17 9. Structures and buildings designed exclusively to shelter or protect equipment such as
18 pump houses, substations, and similar structures.
- 19 10. Aircraft hangars, pursuant to California Fire Code, Section 914.8.
- 20 11. Temporary modular construction offices.
- 21 12. Group R occupancies for which a fire station development fee as set forth in Chapter
22 16.52 has been paid prior to March 1, 1993 or Group R occupancies situated within a
23 community facilities district or an assessment district formed prior to March 1, 1993
24 when said district has agreed to pay for a proportionate share for construction of a fire
25 station to serve the area of the district.
- 26 C. Existing Buildings. Buildings in existence prior to March 1, 1993 or buildings for Group
27 R, Division 3 and Group U occupancies for which plans were submitted and plan check
28

1 fees paid to the City prior to March 1, 1993 shall be exempt from the requirements of this
2 section.

3 **EXCEPTIONS:**

- 4 1. Pursuant to California Fire Code, Section 903 in its entirety.
5 2. Remodels equaling 50% or greater of the existing square footage, regardless of year
6 built, shall have an automatic sprinkler system installed.
7 D. Conflict. Where in any case, there are conflicting provisions between the California Fire
8 N.F.P.A. 13, 13D and 13R.”

9 Section 29: Section 16.08.175 of the Riverside Municipal Code is amended as follows:

10 **“Section 16.08.175 Exterior noise insulation standards.**

11 ...

12 Code as adopted by the City and this section, the more restrictive shall govern.

13 E. Standards. All automatic fire sprinkler systems required by this section shall comply with
14 B. The following provisions of this section apply to new hotels, motels, apartment
15 houses and all other dwellings including detached single-family dwellings:

16 1. *Location and orientation.* Consistent with land use standards, residential
17 structures located in noise critical areas, such as proximity to the select system of County
18 roads and City streets (as specified in Section 186.4 of the State Streets and Highways
19 Code), railroads, rapid transit lines, airports or industrial areas shall be designed to
20 prevent the intrusion of exterior noises beyond prescribed levels with all exterior doors
21 and windows in the closed position. Proper design shall include but shall not be limited
22 to orientation of the residential structure, setbacks, shielding and sound insulation of the
23 building itself.

24 ...

25 5. *Compliance.* Evidence of compliance shall consist of submittal of an
26 acoustical analysis report, prepared under the supervision of a person experienced in the
27 field of acoustical engineering, with the application for building permit. The report shall

1 show topographical relationship of noise sources and dwelling site, identification of noise
2 sources and their characteristics, predicted noise spectra at the exterior of the proposed
3 dwelling structure considering present and future land usage, basis for the prediction
4 (measured or obtained from published data), noise attenuation measures to be applied,
5 and an analysis of the noise insulation effectiveness of the proposed construction showing
6 that the prescribed interior noise level requirements are met. If interior allowable noise
7 levels are met by requiring that windows be inoperable or closed, the design for the
8 structure must also specify the means that will be employed to provide ventilation, and
9 cooling if necessary, to provide a habitable interior environment.

10 ...

11 C. *Exceptions.*

12 The following uses are exempt from the requirements of Section 16.08.175 and may
13 submit alternative prescriptive standards approved by the building official in accordance
14 with established policies and procedures:

15 1. A newly constructed R-3 single family dwelling unit on an individual lot not
16 associated with a parcel or tract map development; and

17 2. A newly constructed, added or converted
18 Accessory Dwelling Unit (ADU) and/or Junior Accessory Dwelling Unit (JADU) accessory to
19 an existing primary dwelling unit on single family zoned property.

20 Documentation shall be submitted to the building official during the plan review process
21 to justify equivalency to minimum standards which shall be included within the permanent records
22 and approved construction documents.”

23 Section 30: Section 16.08.205 of the Riverside Municipal Code is amended as follows:
24
25 **“Section 16.08.205 Safety assessment placards.**

26 This chapter establishes standard placards to be used to indicate the condition of a
27 structure for continued occupancy. The chapter further authorizes the building official and his
28

1 or her authorized representatives to post the appropriate placard at each entry point to a
2 building or structure upon completion of a safety assessment.

3 ...

4 C. *Placards.*

5 1. The following are verbal descriptions of the official jurisdiction placards
6 to be used to designate the condition for continued occupancy of buildings or
7 structures.

8 ...

9 c. UNSAFE - Do Not Enter or Occupy is to be posted on each
10 building or structure that has been damaged such that continued occupancy
11 poses a threat to life safety. Buildings or structures posted with this placard shall
12 not be entered under any circumstance except as authorized in writing by the
13 building official, or his or her authorized representative. Safety assessment
14 teams shall be authorized to enter these buildings at any time. This placard is not
15 to be used or considered as a demolition order. The individual who posts this
16 placard will note in general terms the type of damage encountered.

17 ..."

18 Section 31: Section 16.09.020 of the Riverside Municipal Code is amended as follows:
19
20 **“Section 16.09.020 Uniform Housing Code adopted--Filed with Building Official.**

21 The Uniform Housing Code, 1997 Edition, and any related errata, and any amendments
22 thereto by the State of California in Title 25 of the California Code of Regulations, promulgated
23 by the International Conference of Building Officials, which regulates the occupancy, equipment,
24 use, height, area and maintenance of buildings and premises, is adopted and by this reference is
25 made a part of this Code with the force and effect as though set out herein in full with the exception
26 of those parts expressly excepted and deleted or as amended by this chapter. One copy of the
27 Uniform Housing Code, which has been certified as a true copy, is on file and open to public
28 inspection in the office of the building official.”

1 Section 32: Section 16.10.020 of the Riverside Municipal Code is amended as follows:

2 **“Section 16.10.020 Uniform Code for the abatement of dangerous buildings adopted--**
3 **Filed with Building Official.**

4 The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, and any
5 related errata, promulgated by the International Conference of Building Officials, which regulates
6 the enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy,
7 equipment, use and maintenance of buildings and other structures, is adopted and by this reference
8 is made a part of this Code with the force and effect as though set out herein in full with the
9 exception of those parts expressly excepted and deleted or as amended by this chapter. One copy
10 of the Uniform Code for the abatement of dangerous buildings, which has been certified as a true
11 copy, is on file and open to public inspection in the office of the building official.”

12 Section 33: Section 16.10.040 of the Riverside Municipal Code is amended as follows:

13 **“Section 16.10.040 Section 201.4 added – Deputies.**

14 201 of the Uniform Code for the Abatement of Dangerous Buildings is amended by
15 adding thereto a new subsection 201.4 to read as follows:

16 201.4 Deputies. In accordance with prescribed procedures and with the approval of the
17 appointing authority, the building official may appoint such number of technical officers and
18 inspectors and other employees as shall be authorized from time to time. The building official
19 may deputize such inspectors or employees as may be necessary to carry out the provisions of
20 the Uniform Code for the Abatement of Dangerous Buildings.

21 Section 34: Section 16.11.020 of the Riverside Municipal Code is amended as follows:

22 **“Section 16.11.020 California Mechanical Code adopted--Filed with Building Official.**

23 The California Mechanical Code, 2022 Edition, including appendices, Part 4 of Title 24 of
24 the California Code of Regulations, and any related errata, and any amendments thereto by the
25 State of California promulgated by the International Association of Plumbing and Mechanical
26 Officials, which regulates the erection, installation, alteration, repair, relocation, replacement,
27 addition to, use or maintenance of any equipment as defined herein, is adopted and by this

1 reference is made a part of this Code with the force and effect as though set out herein in full with
2 the exception of those parts expressly excepted and deleted or amended by this chapter. One copy
3 of the California Mechanical Code, which has been certified as a true copy, is on file and open to
4 public inspection in the office of the building official.”

5 Section 35: Section 16.12.020 of the Riverside Municipal Code is amended as follows:

6 **“Section 16.12.020 California Plumbing Code adopted--Filed with Building Official.**

7 The California Plumbing Code, 2022 Edition, Part 5 of Title 24 of the California Code of
8 Regulations, including appendices and any related errata, and any amendments thereto by the State
9 of California promulgated by the International Association of Plumbing and Mechanical Officials,
10 which regulates the design, construction, installation, quality of materials, location, operation,
11 equipment and maintenance of plumbing systems, is adopted and by this reference is made a part
12 of this Code with the same force and effect as though set out in this chapter in full, with the
13 exception of those parts expressly excepted, deleted or as amended by this chapter. One copy of
14 the California Plumbing Code, which has been certified as a true copy is on file and open to public
15 inspection in the office of the building official.”

16 Section 36: Chapter 16.13 of the Riverside Municipal Code entitled “Energy Code” is
17 hereby added as follows:

18 **“Section 16.13.010 Reference to Energy Code.**

19 This chapter shall be known as the Energy Code and may be cited as such. Whenever in
20 this Code, or any ordinance of the City, the phrases "California Energy Efficiency Standards" or
21 "California Energy Code" appear, such phrases shall be deemed and construed to refer and apply
22 to this chapter in conjunction with Chapter 16.04.

23 **Section 16.13.020 California Energy Code adopted—Filed with Building Official.**

24 The California Energy Code, 2022 Edition, Part 6 of Title 24 of the California Code of
25 Regulations, including appendices and any related errata, and any amendments thereto by the State
26 of California promulgated by the California Energy Commission, which regulates the design,
27 construction, installation, quality of materials, location, operation, equipment and maintenance of

1 energy efficient systems, is adopted and by this reference is made a part of this Code with the same
2 force and effect as though set out in this chapter in full, with the exception of those parts expressly
3 excepted, deleted or as amended by this chapter. One copy of the California Energy Code, which
4 has been certified as a true copy is on file and open to public inspection in the office of the building
5 official.”

6 Section 37: Chapter 16.14 of the Riverside Municipal Code entitled “Existing Building
7 Code” is hereby added as follows:

8 **“Section 16.14.010 Reference to Existing Building Code.**

9 This chapter shall be known as the "Existing Building Code" and may be cited as such.
10 Whenever in this Code or any ordinance of the City the phrases "International Existing Building
11 Code" or "California Existing Building Code" appear, such phrases shall be deemed and construed
12 to refer to or apply to this chapter in conjunction with Chapter 16.04.

13 **Section 16.14.020 California Existing Building Code adopted—Filed with Building Official.**

14 The California Existing Building Code, 2022 Edition, Part 10 of Title 24 of the California
15 Code of Regulations, consisting of Parts 8, 10 and 12, including appendices and any related errata,
16 and any amendments thereto by the State of California in the 2022 Edition of Title 24 of the
17 California Code of Regulations, promulgated by the International Code Council, which regulates
18 the erection, construction, enlargement, alteration, repair, moving, removal, conversion,
19 demolition, occupancy, equipment, use, height, area and maintenance of buildings and other
20 structures, is adopted and by this reference is made a part of this Code with the force and effect as
21 though set out herein in full, with the exception of those parts expressly excepted and deleted or
22 as amended by this chapter. One copy of the California Building Code with the amendments
23 thereto by the State of California, which has been certified as a true copy, is on file and open to
24 public inspection in the office of the Building Official.”

25 Section 38: Section 16.16.020 of the Riverside Municipal Code is amended as follows:

26 **“Section 16.16.020 California Electrical Code adopted--Filed with Building Official.**

27 The California Electrical Code, 2022 Edition, Part 3 of Title 24 of the California Code of

1 Regulations, and any related errata, and any amendments thereto by the State of California,
2 copyrighted by the National Fire Protection Association, which regulates the erection,
3 construction, demolition, equipment, use and maintenance of electrical systems, is adopted and by
4 this reference is made a part of this Code with the same force and effect as though set out in this
5 chapter in full, with the exception of those parts expressly excepted, deleted or as amended by this
6 chapter. One copy of the California Electrical Code, which has been certified as a true copy is on
7 file and open to public inspection in the office of the building official.”

8 Section 39: Chapter 16.17 of the Riverside Municipal Code entitled “Strengthening of
9 Unreinforced Masonry Buildings” is hereby repealed and deleted in its entirety.

10 Section 40: Chapter 16.19 of the Riverside Municipal Code entitled “Swimming Pool
11 Barriers” is hereby repealed and deleted in its entirety.

12 Section 41: Section 16.20.070 of the Riverside Municipal Code is amended as follows:
13 **“Section 16.20.070 Exceptions to permits being required.**

14 The building official may waive portions of the requirements of this chapter when the
15 building to be moved does not move upon, along or across a public street or alley; when the
16 building is to be moved on a truck in compliance with the load, weight and size provisions of
17 the Vehicle Code; or when no buildings or structures owned by other than the applicant are
18 located within 450 feet of the proposed location of the building.”

20 Section 42: Section 16.20.120 of the Riverside Municipal Code is amended as follows:
21 **“Section 16.20.120 Building demolition permit fee.**

22 The fee for a building demolition shall be based on the valuation of the building or work
23 and as set forth in Section 107.2, Permit Fees, of Section 107, Fees, of the California Building
24 Code (Chapter 16.08).”

25 Section 43: Section 16.20.220 of the Riverside Municipal Code is amended as follows:
26 **“Section 16.20.220 Special conditions.**

27 ...

1 A. *Preapplication inspection.* If a building which has had a pre-inspection is not moved
2 within 90 days of the date of the application, a reinspection shall be made. The fee for a
3 reinspection shall be the fee for the original inspection. A preapplication inspection shall
4 apply to one building and one proposed location only. The fee for investigating an
5 alternate proposed location shall be set by resolution of the City Council.

6 ...”

7 Section 44: The title of Chapter 16.24 of the Riverside Municipal Code entitled “House
8 Numbering” is hereby amended to read as follows:

9 **“Chapter 16.24 - BUILDING ADDRESSING.”**

10 Section 45: Section 16.24.010 of the Riverside Municipal Code is amended as follows:

11 **“Section 16.24.010 Uniform system adopted.**

12 For the promotion of the safety, convenience, comfort, peace, order and general welfare
13 of the City, a uniform system of building numbers, is adopted and established in the City. The
14 uniform system of building addressing is administered by the Building & Safety Division, as
15 building numbers are maintained in the City’s (GIS) Geographic Information System mapping
16 database.”

17 Section 46: Section 16.24.020 of the Riverside Municipal Code is amended as follows:

18 **“Section 16.24.020 Required.**

19 Every person owning, controlling, occupying or using any structure, house, store,
20 storeroom or building situated on premises fronting on any street, avenue or other public way or
21 place in the City shall procure, place, attach and maintain in a conspicuous place on the street
22 front of every such structure, house, store, storeroom or building and on, over or near each and
23 every door or entry thereto facing on any street, avenue or other public way or place, the number
24 assigned thereto by this chapter.”

25 Section 47: Section 16.24.030 of the Riverside Municipal Code is amended as follows:

26 **“Section 16.24.030 Size and type.**

27 Addressing shall be illuminated at night in all new buildings. Address signs shall be

1 internally or externally illuminated. When the luminance or the face of a sign is from an external
2 source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs
3 shall provide equivalent luminance.

4 The minimum size and dimension of the numbers shall be 6 inches in height with 1-inch
5 stroke width or larger readily visible and legible from the adjacent street. Single Family dwelling
6 shall have a minimum size of 4 inches in heights with 1-inch stroke width or larger.

7 Where a building is set back from the street or road fronting the property and where
8 addresses may not be clearly identifiable due to distance from the street or roadway, landscape,
9 vegetation and/or architectural appendages, or other obstructions, address posting shall be
10 required both at the street, road or driveway serving such building and on the building. Street
11 or roadside address posting shall be on a weather resistant sign, permanently mounted to a post,
12 and highly visible from all directions of traffic flow. Where unusual circumstances exist a
13 direction indicator may be required to show specific direction of buildings(s)."

14 Section 48: Section 16.34.040 of the Riverside Municipal Code is amended as follows:

15 **"Section 16.34.040 Emergency sleeping cabins.**

16 A. *General.* Emergency sleeping cabins shall have an interior floor area of not less
17 than 70 square feet (6.5 m^2) for one occupant. Where more than one occupies the cabin, the
18 required floor area shall be increased at the rate of 50 square feet (4.65 m^2) for each occupant
19 in excess of one. The interior floor area shall not exceed 400 square feet (37 m^2), excluding
20 lofts.

21 ...

22 K. *Building Materials.* All building finish materials and components which
23 encompass the building envelope including walls, floor assemblies and the ceiling/roof
24 assemblies of the emergency sleeping cabin shall meet minimum flame and smoke spread ratings
25 for the intended use in accordance with the adopted California Building Code and shall be
26 durable, weather resistant materials. The building official may request compliance through
27 approved testing procedures as required by Section 104.11.2 of the California Building Code."

Section 49: The City Council has reviewed the matter and, based upon the facts and information contained in the staff reports, administrative record, and written and oral testimony, hereby finds that this ordinance is not subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3) and/or 15061(b)(3) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, in that it will not result in a direct or reasonably foreseeable indirect physical change in the environment nor have a significant impact on the environment.

Section 50: The City Clerk shall certify to the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption.

ADOPTED by the City Council this _____ day of _____, 2022.

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

DONESIA GAUSE
City Clerk of the City of Riverside

11

11

I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the _____ day of _____, 2022, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the _____ day of _____, 2022 by the following vote, to wit:

6 Ayes:

7 Noes:

8 || Absent:

9 Abstain:

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
11 City of Riverside, California, this ____ day of _____, 2022.

City Clerk of the City of Riverside

CA: 22-0350.3 09/23/22
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