

ORDINANCE NO. 7492

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, 16.32 AND ADDING CHAPTER 34 TO ADOPT THE 2019 EDITIONS OF THE CALIFORNIA BUILDING, RESIDENTIAL, GREEN BUILDING STANDARDS, MECHANICAL, PLUMBING, AND ELECTRICAL CODES WITH LOCAL AMENDMENT THERETO.

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

Section 1: The Table of Contents for Chapter 16.04 of the Riverside Municipal Code entitled "Administration" is hereby amended to read as follows:

"Chapter 16.04 - Administration

Sections:

16.04.010 Purpose and Intent.

...

16.04.470 Board of Building Appeals

...

16.04.590 Appeal Process for Other Administrative Actions."

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

"Section 16.04.020 Scope.

The provisions of Chapters 16.04 through 16.20 of this Code shall apply to the erection, construction, enlargement, alteration, installation, reconstruction, repair, movement, improvement, connection, conversion, demolition, and use of any building, structure or premises, or portion thereof, and grading within the City. The provisions of this Code shall not apply to work located primarily in a public way other than pedestrian protection structures required by Chapter 33, the California Building Code; public utility towers and poles; equipment not specifically regulated in this Code; hydraulic flood control structures; work exempted by Section 105.2, the California Building Code; or minor work of negligible hazard to life specifically exempted by the building official. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as

1 otherwise provided in Title 24 Part 10, the California Existing Building Code.

2 ...”

3 Section 3: Section 16.04.310 of the Riverside Municipal Code is amended as follows:

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

5 Except as otherwise specified, every permit issued by the building official under the
6 provisions of Chapters 16.04 through 16.20 shall expire by limitation and become null and void if
7 the work authorized by such permit is not commenced within one hundred eighty days from the
8 date of permit issuance, or if the work authorized by such permit is suspended, abandoned, or
9 without progress at any time after the work is commenced for a period of one hundred eighty days.
10 Progress, shall further be defined as obtaining one or more successful inspections required in
11 accordance with Section 110 of this Code. Prior to a permit’s expiration and upon a showing of
12 good cause by the permit holder in writing, the building official may issue one or more extensions
13 for periods not to exceed one hundred eighty calendar days.

14 Exception: Permits issued for the construction of residential occupancies as defined in this
15 Code shall have twelve (12) months from the date of issuance to commence work authorized by
16 such permit and show progress thereafter as defined herein.

17 A permit for demolition, however, shall expire by limitation and become null and void if
18 the work authorized by the permit is not completed within ninety days from the date of permit
19 issuance..
20

21 ...”

22 Section 4: Section 16.04.335 of the Riverside Municipal Code is amended as follows:

23 **“Section 16.04.335 Expiration of plan review applications.**

24 An application for plan review for which no permit is issued within one year following the
25 date of such paid application shall expire as of the three hundred sixty-fifth day, and plans and
26 other data submitted for review may thereafter be returned to the applicant or destroyed by the
27 building official if said plans and data cannot be reasonably retained. The building official may
28 issue one or more extensions of time for periods not to exceed one hundred eighty days upon

1 written request by the applicant showing that circumstances beyond the control of the applicant
2 have prevented action from being taken; provided, however, the applicant must pay a plan review
3 extension fee of one-half the original plan review fee, or as otherwise determined by the building
4 official.

5 No permit application shall be extended beyond seven hundred twenty days after the
6 original plan review submittal date. In order to renew action on an application after expiration, the
7 applicant shall resubmit plans and pay a new plan review fee."

8 Section 5: Section 16.04.380 of the Riverside Municipal Code is amended as follows:
9 **"Section 16.04.380 Plan review fee refund.**

10 Plan review fees may be refunded by the building official provided the application has not
11 expired and the checking of plans has not commenced. In such cases, a portion equal to eighty
12 percent of the plan review fee may be refunded. The fee for processing such refunds shall be as
13 established by resolution of the City Council. This fee shall be deducted from any moneys being
14 refunded. No refund shall be made without first receiving a request in writing therefor from the
15 person paying the fee, together with authorization in writing from the owner of the project."

16 Section 6: Section 16.04.390 of the Riverside Municipal Code is amended as follows:
17 **"Section 16.04.390 Permit fees refund.**

18 Permit fees may be refundable provided by the building official provided the permit has
19 not expired and no inspections have been made in connection therewith. In such cases, a portion
20 equal to eighty percent of the permit fee may be refunded. The fee for processing such refund
21 shall be as established by resolution of the City Council. The fee shall be deducted from any
22 moneys being refunded. No refund shall be made without first receiving a request therefor in
23 writing from the person paying the fee, together with authorization in writing from the owner of
24 the project."

25 Section 7: Section 16.04.400 of the Riverside Municipal Code is amended as follows:
26 **"Section 16.04.400 Other refunds.**

27 Fees for Services. At the discretion of the building official, fees imposed by this title for
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1 inspections or other services, except for those specifically listed elsewhere in this chapter, may be
2 refundable provided the inspection or service in connection therewith has not been performed. The
3 fee for processing such refund shall be the same as that established pursuant to Section 16.04.390
4 above. No refund shall be made without first receiving a request therefor in writing from the person
5 paying the fee. Such request for refund shall be received not more than one hundred eighty (180)
6 days from the date of payment of the fee.”

7 Section 8: Section 16.040.470 of the Riverside Municipal Code is hereby added as
8 follows:

9 **“Section 16.040.470 Board of Building Appeals.**

10 *A. General.*

11 To hear and decide appeals of orders, decisions or determinations made by the building
12 official relative to the application and interpretation of this code, there is hereby created a board
13 of building appeals. The board of building appeals shall be the “local appeals board,” the “housing
14 appeals board,” and the “board of appeals” as defined and used in the California Building
15 Standards Code. The building official shall be an ex officio member of said board but shall not
16 have a vote on any matter before the board. The board shall establish policies and procedures to
17 carry out its business.

18 *B. Limitations on authority.*

19 An application for appeal shall be based on a claim that the true intent of this code or the
20 rules legally adopted thereunder have been incorrectly interpreted, or the provisions of this code
21 do not fully apply or an equally good or better form of construction is proposed. The board shall
22 not have authority to waive requirements of this code.

23 *C. Qualifications.*

24 The board of building appeals shall consist of members who are qualified by experience
25 and training to pass judgment on matters pertaining to building standards and construction.
26 Members shall not be City employees or elected officials of the jurisdiction and shall be registered
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28

1 voters in the City of Riverside. The board shall consist of five members, one from each of the
2 following professions or disciplines:

3 1. A California registered Architect with at least (10) years of architectural
4 experience, (5) of which shall have been in responsible charge of work.

5 2. A California registered Engineer with at least (10) years of structural engineering
6 experience, (5) of which shall have been in responsible charge of work.

7 3. A California registered mechanical or electrical engineer with at least (10) years of
8 engineering experience, (5) of which shall have been in responsible charge of work

9 4. A California licensed building contractor or superintendent of building construction
10 with at least (10) years of building construction experience, (5) of which shall have been in
11 responsible charge of work.

12 5. Any other building related professional with the prerequisite knowledge and
13 experience to pass judgment on building standards and construction. The professional shall have
14 at least (10) years of experience in the construction industry, (5) of which shall have been in
15 responsible charge of work.

16
17 *D. Administration.*

18 The Community & Economic Development Director shall administer the Board of
19 Building Appeals and appoint members through an application process. Appointed board members
20 shall be volunteers who will serve without compensation, serve four year terms with no maximum
21 tenure and may be reappointed. Should there be an insufficient amount of applicants for the board
22 of building appeals, the Director of Community & Economic Development is authorized to appoint
23 qualified members. Meetings are scheduled when an appeal is filed or when the building official
24 requests advisory comments, such as the potential adoption of new codes, proposed code changes,
25 or alternate methods and materials of construction. The building official shall be the principal city
26 staff liaison to the board.

27 Appeals shall be in writing and within ten (10) days of any final order or determination
28 made by the building official stating the grounds for the appeal and shall be accompanied by a fee

1 in the amount set by resolution of the City Council. Failure to request an appeal to the board in a
2 timely manner constitutes a waiver of the right to a hearing before the board and a failure to exhaust
3 administrative remedies.

4 Appeals shall be heard by the board within thirty (30) working days of receiving the appeal.
5 The appellant shall be given at least ten (10) days written notice of the date and time of the hearing.
6 Only those matters specifically raised by the appellant shall be considered in the hearing of appeal.

7 The board shall render a final decision with a two-thirds majority vote and the decision of
8 the board of building appeals shall be final. Final determinations shall be in writing to the appellant
9 and building official who shall take immediate action in accordance with the decision of the
10 board.”

11 Section 9: Section 16.06.020 of the Riverside Municipal Code is amended as follows:
12 **“Section 16.06.020 California Residential Code adopted--Filed with Building Official.**

13 The California Residential Code, 2019 Edition, including appendices and any related
14 errata, and any amendments thereto by the State of California in the 2019 Edition of Title 24 of
15 the California Code of Regulations, promulgated by the International Code Council, which
16 regulates the construction, alteration, movement, enlargement, replacement, repair, equipment,
17 use, and occupancy, location, maintenance, removal and demolition of every detached one-and-
18 two family dwelling, townhouse not more than three stories above grade plane in height with a
19 separate means of egress and structures accessory thereto, is adopted and by this reference is made
20 a part of this code with the force and effect as though set out herein in full, with the exception of
21 those parts expressly excepted and deleted or as amended by this chapter. One copy of the
22 California Residential Code with the amendments thereto by the State of California, which has
23 been certified as a true copy, is on file and open to public inspection in the Office of the building
24 official.”

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26 Section 10: Section 16.06.030 of the Riverside Municipal Code is amended as follows:
27 **“Section 16.06.030 Sections deleted and not adopted.**

28 The chapters, sections, paragraphs, and parts of the California Residential Code which are

1 excepted, deleted, and not adopted are:

- 2 1. Chapter 1, Division II Sections R105.3.2, R105.5, R108, R110.3, R111, R112;
- 3 2. Appendix A, B, C, D, E, F, G;
- 4 3. Appendix I, J, L, M, N, P, R, T, U, W.”

5 Section 11: Section 16.07.020 of the Riverside Municipal Code is amended as follows:

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

8 The California Green Building Standards Code, 2019 Edition, including any related errata,
9 and any amendments thereto by the State of California in the 2019 Edition of Title 24 of the
10 California Code of Regulations, which regulates the planning, design, operation, use and
11 occupancy of every newly constructed building or structure is adopted and by this reference is
12 made a part of this Code with the force and effect as though set out herein in full, with the exception
13 of those parts expressly excepted and deleted or as amended by this chapter. One copy of the
14 California Green Building Standards Code with the amendments thereto by the State of California,
15 which has been certified as a true copy, is on file and open to public inspection in the office of the
16 building official.”

17
18 Section 12: Section 16.08.020 of the Riverside Municipal Code is amended as follows:

19 **“Section 16.08.020 California Building Code adopted--Filed with Building Official.**

20 The California Building Code, 2019 Edition, consisting of two volumes, including
21 appendices and any related errata, and any amendments thereto by the State of California in the
22 2019 Edition of Title 24 of the California Code of Regulations, promulgated by the International
23 Code Council, which regulates the erection, construction, enlargement, alteration, repair, moving,
24 removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of
25 buildings and other structures, is adopted and by this reference is made a part of this Code with
26 the force and effect as though set out herein in full, with the exception of those parts expressly
27 excepted and deleted or as amended by this chapter. One copy of the California Building Code
28 with the amendments thereto by the State of California, which has been certified as a true copy, is

1 on file and open to public inspection in the office of the building official.”

2 Section 13: Section 16.08.030 of the Riverside Municipal Code is amended as follows:

3 **“Section 16.08.030 Sections deleted and not adopted.**

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

6 1. Chapter 1, Division II Sections 105.3.2, 105.5, 109, 112, 113;

7 2. Appendix A, B;

8 3. Appendix D, E, and F;

9 4. Appendix H; and

10 5. Appendix K, L, M, N and O.”

11 Section 14: Section 16.08.185 of the Riverside Municipal Code is amended as follows:

12 **“Section 16.08.185 Geologic investigation required.**

13 As a prerequisite to the issuance of any building permit, a complete geological
14 investigation shall be conducted by an appropriately licensed design professional for any property
15 identified as being subject to the potential of liquefaction or within a seismic hazard zone in
16 accordance with this code. The geological investigation shall identify the specific liquefaction
17 potential or other seismic hazard at the subject property and prescribe mitigating measures to
18 eliminate or substantially reduce the possibility of structural failure. Said analysis shall be subject
19 to approval by the building official and all prescribed mitigating measures shall be incorporated
20 into building plans submitted for permits.

21 ...

22
23 2. The building official is authorized to establish a policy exempting structures deemed
24 minor in nature from geological investigations.”

25 Section 15: Section 16.09.020 of the Riverside Municipal Code is amended as follows:

26 **“Section 16.09.020 Uniform Housing Code adopted--Filed with Building Official.**

27 The Uniform Housing Code, 1997 Edition, and any related errata, and any amendments
28 thereto by the State of California in Title 25 of the California Code of Regulations, promulgated

1 by the International Conference of Building Officials, 5360 Workman Mill Road, Whittier,
2 California, which regulates the occupancy, equipment, use, height, area and maintenance of
3 buildings and premises, is adopted and by this reference is made a part of this Code with the force
4 and effect as though set out herein in full with the exception of those parts expressly excepted and
5 deleted or as amended by this chapter. One copy of the Uniform Housing Code, which has been
6 certified as a true copy, is on file and open to public inspection in the office of the building official.”

7 Section 16: Section 16.10.020 of the Riverside Municipal Code is amended as follows:
8 **“Section 16.10.020 Uniform Code for the abatement of dangerous buildings adopted--**
9 **Filed with Building Official.**

10 The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, and any
11 related errata, promulgated by the International Conference of Building Officials, 5360 Workman
12 Mill Road, Whittier, California, which regulates the enlargement, alteration, repair, moving,
13 removal, conversion, demolition, occupancy, equipment, use and maintenance of buildings and
14 other structures, is adopted and by this reference is made a part of this Code with the force and
15 effect as though set out herein in full with the exception of those parts expressly excepted and
16 deleted or as amended by this chapter. One copy of the Uniform Code for the abatement of
17 dangerous buildings, which has been certified as a true copy, is on file and open to public
18 inspection in the office of the building official.”

19 Section 17: Section 16.11.020 of the Riverside Municipal Code is amended as follows:
20 **“Section 16.11.020 California Mechanical Code adopted--Filed with Building Official.**

21 The California Mechanical Code, 2016 Edition, including appendices, and any related
22 errata, and any amendments thereto by the State of California promulgated by the International
23 Association of Plumbing and Mechanical Officials, which regulates the erection, installation,
24 alteration, repair, relocation, replacement, addition to, use or maintenance of any equipment as
25 defined herein, is adopted and by this reference is made a part of this Code with the force and
26 effect as though set out herein in full with the exception of those parts expressly excepted and
27 deleted or amended by this chapter. One copy of the California Mechanical Code, which has been
28

1 certified as a true copy, is on file and open to public inspection in the office of the building official.”

2 Section 18: Section 16.12.020 of the Riverside Municipal Code is amended as follows:

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

4 The California Plumbing Code, 2016 Edition, including appendices and any related errata,
5 and any amendments thereto by the State of California promulgated by the International
6 Association of Plumbing and Mechanical Officials, which regulates the design, construction,
7 installation, quality of materials, location, operation, equipment and maintenance of plumbing
8 systems, is adopted and by this reference is made a part of this Code with the same force and effect
9 as though set out in this chapter in full, with the exception of those parts expressly excepted,
10 deleted or as amended by this chapter. One copy of the California Plumbing Code, which has been
11 certified as a true copy is on file and open to public inspection in the office of the building official.”

12 Section 19: Section 16.16.020 of the Riverside Municipal Code amended as follows:

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

14 The California Electrical Code, 2016 Edition, and any related errata, and any amendments
15 thereto by the State of California, copyrighted by the National Fire Protection Association,
16 Batterymarch Park, Quincy, Massachusetts, which regulates the erection, construction, demolition,
17 equipment, use and maintenance of electrical systems, is adopted and by this reference is made a
18 part of this Code with the same force and effect as though set out in this chapter in full, with the
19 exception of those parts expressly excepted, deleted or as amended by this chapter. One copy of
20 the California Electrical Code, which has been certified as a true copy is on file and open to public
21 inspection in the office of the building official.”

22 Section 20: Section 16.32.335 of the Riverside Municipal Code is amended as follows:

23 **“Section 16.32.335 Section 903.2 amended – Where Required.**

24 ...

25
26 B. All New Buildings. An automatic sprinkler system shall be installed and maintained
27 in operable condition in all new buildings. All systems shall conform to the National Fire
28 Protection Association Standards 13, 13D, and 13R and the Riverside Fire Department

1 Standards and Policies.

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

5 2. NFPA 13D fire sprinkler system shall have a lead free (2)- single check valves in
6 line or one dual check valve on the riser.

7 EXCEPTIONS:

8 3. Group S occupancies, less than 5,000 square feet in floor area, that are accessory
9 to uses such as golf courses, tree nurseries, parks, farms, etc. Administrative and clerical
10 office use area may not exceed 25 percent of the floor area of the major use. Additionally, the
11 site must be zoned RE, , RA-5 or RC.

12 ...

13 10. Aircraft hangars, pursuant to California Fire Code, Section 914.8.

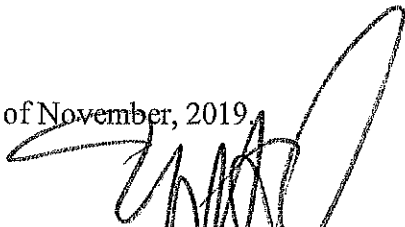
14 ..."

15 Section 21: Chapter 16.34 of the Riverside Municipal Code entitled "Emergency
16 Housing" is hereby added as shown in Exhibit "A" attached hereto and incorporated herein by
17 reference.


18 Section 22: The City Council has reviewed the matter and, based upon the facts and
19 information contained in the staff reports, administrative record, and written and oral testimony,
20 hereby finds that this ordinance is not subject to CEQA pursuant to Sections 15060(c)(2),
21 15060(c)(3) and/or 15061(b)(3) of the State CEQA Guidelines, California Code of Regulations,
22 Title 14, Chapter 3, in that it will not result in a direct or reasonably foreseeable indirect physical
23 change in the environment nor have a significant impact on the environment.

24 Section 23: The City Clerk shall certify to the adoption of this ordinance and cause
25 publication once in a newspaper of general circulation in accordance with Section 414 of the
26 Charter of the City of Riverside. This ordinance shall become effective on the 30th day after the
27 date of its adoption.
28

ADOPTED by the City Council this 5th day of November, 2019.


WILLIAM R. BAILEY, III
Mayor of the City of Riverside

Attest:


COLLEEN J. NICOL
City Clerk of the City of Riverside

I, Colleen J. Nicol, 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 22nd day of October, 2019, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the 5th day of November, 2019, by the following vote, to wit:


Ayes: Councilmembers Gardner, Soubierous, Conder, Mac Arthur, Perry, and
Adams

Noes: None

Absent: Councilmember Melendrez

Abstained: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 6th day of November, 2019.


COLLEEN J. NICOL
City Clerk of the City of Riverside

CA: 19-0809 10/24/19
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EXHIBIT "A"

"Chapter 16.34

EMERGENCY HOUSING

Sections:

- 16.34.010 Scope.
- 16.34.020 Definitions.
- 16.34.030 Emergency housing.
- 16.34.040 Emergency sleeping cabins.
- 16.34.050 Emergency transportable housing units.
- 16.34.060 Tents and membrane structures.
- 16.34.070 Accessibility.
- 16.34.080 Lofts in emergency housing.
- 16.34.090 Location, maintenance and identification.
- 16.34.100 Facilities sanitation.
- 16.34.110 Lighting and ventilation.
- 16.34.120 Fire and life safety.
- 16.34.130 Additional Requirements.
- 16.34.140 Alternatives and modifications.

Section 16.34.010 Scope.

This chapter shall be applicable to emergency housing and emergency housing facilities, as defined in Section 16.34.020.

Section 16.34.020 Definitions.

The following words and terms shall, for the purposes of this chapter, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

"Declaration of Shelter Crisis" means the duly proclaimed existence of a situation in which a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety. (See Government Code Section 8698)

"Dependent Unit" means the Emergency housing not equipped with a kitchen area, toilet, and sewage disposal system. Recreational vehicles that are not self-contained and without utility service connections shall be considered dependent units.

"Emergency Housing" means housing in a permanent or temporary structure(s), occupied during a declaration of state of emergency, local emergency, or shelter crisis. Emergency housing may include, but is not limited to, buildings and structures constructed in accordance with the California Building Standards Code; and emergency sleeping cabins, emergency transportable housing units, and tents constructed and/or assembled in accordance with this chapter.

“Emergency Housing Facilities” means on-site common use facilities supporting emergency housing. Emergency housing facilities include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water. The use of emergency housing facilities is limited exclusively to the occupants of the emergency housing, personnel involved in operating the housing, and other emergency personnel.

“Emergency Housing Site” means a site containing emergency housing and emergency housing facilities supporting the emergency housing.

“Emergency Sleeping Cabin” means relocatable hard-sided structure constructed in accordance with this chapter, which may be occupied only for emergency housing if allowed by the enforcing agency.

“Emergency Transportable Housing Unit” means a single or multiple section prefabricated structure that is transportable by a vehicle and that can be installed on a permanent or temporary site in response to a need for emergency housing. Emergency transportable housing units include, but are not limited to, manufactured homes, mobile homes, multifamily manufactured homes, recreational vehicles, and park trailers.

For the purposes of this chapter, emergency transportable housing units may also include commercial modular (CM) units as defined in the Health and Safety Code Section 18001.8, if approved by the enforcing agency. For the purposes of this chapter, emergency transportable housing units do not include factory-built housing as defined in the Health and Safety Code Section 19971.

“Landing Platform” means a landing provided as the top step of a stairway accessing a loft.

“Local Emergency” means local Emergency as defined in the Government Code, Section 8558.

“Loft” means a floor level located more than 30 inches (762 mm) above the main floor and open to it on at least one side with a ceiling height of less than 6 feet 8 inches (2032 mm), used as a living or sleeping space.

“Manufactured Home” means a structure designed to be used as a single-family dwelling, as defined in the Health and Safety Code, Section 18007.

“Mobilehome” means a structure designed to be used as a single-family dwelling, as defined in the Health and Safety Code, Section 18008.

“Multifamily Manufactured Home” means a structure designed to contain not less than two dwelling units, as defined in the Health and Safety Code, Section 18008.7.

“Park Trailer” means a trailer designed for human habitation that meets all requirements in the Health and Safety Code, Section 18009.3.

“Recreational Vehicle” means a motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation that meets all requirements in the Health and Safety Code, Section 18010.

“State Of Emergency” means a State of Emergency as defined in the Government Code, Section 8558.

“Tent” means a structure, enclosure or shelter, with or without sidewalls or drops, constructed of fabric or pliable material supported by any manner except by air or the content that it protects.

Section 16.34.030 Emergency housing.

A. General. Emergency sleeping cabins, emergency transportable housing units including commercial modular structures, membrane structures and tents constructed and/or assembled in accordance with this chapter, shall be occupied only during the declaration of a state of emergency, local emergency or shelter crisis. Buildings and structures constructed in accordance with the California Building Standards Code, used as emergency housing, shall be permitted to be permanently occupied.

B. Existing buildings. Existing residential and nonresidential buildings or structures shall be permitted to be used as emergency housing and emergency housing facilities provided such buildings or structures comply with the building code provisions and/or other regulations in effect at the time of original construction and/or alteration. Existing buildings or structures used as emergency housing shall not become or continue to be substandard buildings, as determined by the enforcing agency.

C. New Additions, alterations, and changes of occupancy. New additions, renovations or alterations, and changes of occupancy to existing buildings shall comply with the requirements of the California Building Standards Code effective at the time of addition, alteration, or change in occupancy or use. The requirements shall apply only to and/or within the specific area of the addition, renovation, alteration, or change of occupancy or use.

Exceptions:

1. Existing buildings and structures used for emergency housing and emergency housing facilities may not be required to comply with the California Energy Code, as determined by the Authority Having Jurisdiction.

2. During the declaration of a state of emergency, local emergency, or shelter crisis as defined herein, changes in occupancy or use shall not mandate conformance with new construction requirements set forth in the California Building Standards Code, provided such change in occupancy meets the minimum fire and life safety requirements set forth in Section 16.34.120 of this chapter.

D. Occupant Load. Except as otherwise stated in this chapter, the maximum occupant load allowed in buildings and structures used as emergency housing shall be determined by the Authority Having Jurisdiction, but the interior floor area shall not be less than 70 square feet (6.5 m²) for one occupant. Where more than one person occupies the

building/structure, the required floor area shall be increased at the rate of 50 square feet (4.65 m²) for each occupant in excess of one.

Exceptions:

1. Tents.

2. Recreational vehicles and park trailers designed for human habitation that meet the requirements in the Health and Safety Code, Sections 18009.3 and 18010, as applicable.

E. Fire and Life Safety. If not otherwise addressed in this chapter, fire and life safety measures, including, but not limited to, means of egress, fire separation, fire sprinklers, smoke alarms, and carbon monoxide alarms, shall be determined and enforced by the enforcing agency.

F. Heating. All sleeping areas shall be provided with adequate heating as determined by the enforcing agency.

Section 16.34.040 Emergency sleeping cabins.

A. General. Emergency sleeping cabins shall have an interior floor area of not less than 70 square feet (6.5 m²) for one occupant. Where more than one person occupies the cabin, the required floor area shall be increased at the rate of 50 square feet (4.65 m²) for each occupant in excess of one. The interior floor area shall not exceed 400 square feet (37 m²), excluding lofts.

B. Live loads. Emergency sleeping cabins shall be designed to resist intrusion of wind, rain, and to support the following live loads:

1. Floor live loads not less than 40 pounds per square foot (1.92 kPa) of floor area.

2. Horizontal live loads not less than 15 pounds per square foot (718 Pa) of vertical wall and roof area.

3. Roof live loads not less than 20 pounds per square foot (958 Pa) of horizontal roof area.

4. In areas where snow loads are greater than 20 pounds per square foot (958 Pa), the roof shall be designed and constructed to resist these additional loads.

C. Minimum ceiling height. Habitable space and hallways in emergency sleeping cabins shall have a ceiling height of not less than 80 inches (2032 mm). Bathrooms, toilet rooms, and kitchens, if provided, shall have a ceiling height of not less than 76 inches (1930 mm). Obstructions shall not extend below these minimum ceiling heights including beams, girders, ducts, lighting and other obstructions.

Exception: Ceiling heights in lofts constructed in accordance with Section N108 are permitted to be less than 80 inches (2032 mm).

D. Means of egress. Emergency sleeping cabins shall be provided with at least two forms of egress placed remotely from each other. One form of egress may be an egress window complying with Section O104.4.1. When a loft is provided, one form of egress shall be an egress window complying with Section O104.4.1, provided in the loft space.

E. Egress window. The bottom of the clear opening of the egress window shall not be more than 44 inches (1118 mm) above the floor. The egress window shall have a minimum net clear opening height of 24 inches (610 mm), and a minimum net clear opening width of 20 inches (508 mm). The egress window shall have a minimum net clear opening area of 5 square feet (0.465 m²).

F. Plumbing and gas service. If an emergency sleeping cabin contains plumbing or gas service, it shall comply with all applicable requirements of the California Plumbing Code and the California Mechanical Code.

G. Electrical. Emergency sleeping cabins shall be provided with all of the following installed in compliance with the California Electrical Code:

1. Continuous source of electricity.

Exception: The source of electricity may be solar power or emergency generator.

2. At least one interior lighting fixture.

3. Electrical heating equipment listed for residential use and a dedicated receptacle outlet for the electrical heating equipment.

Exception: Electrical heating equipment and a dedicated receptacle outlet for said equipment are not required if a nonelectrical source of heat is provided.

4. At least one GFCI-protected receptacle outlet for use by the occupant(s).

H. Ventilation. Emergency sleeping cabins shall be provided with means of ventilation (natural and/or mechanical) allowing for adequate air replacement, as determined by the enforcing agency.

I. Smoke alarms. Emergency sleeping cabins shall be provided with at least one smoke alarm installed in accordance with the California Residential Code, Section R314.

J. Carbon monoxide alarms. If an emergency sleeping cabin contains a fuel-burning appliance(s) or a fireplace(s), a carbon monoxide alarm shall be installed in accordance with the California Residential Code, Section R315.

Section 16.34.050 Emergency Transportable Housing Units.

A. General. In addition to the requirements in this chapter, manufactured homes, mobile homes, multifamily manufactured homes, commercial modular structures, recreational vehicles, and park trailers used as emergency transportable housing shall comply with all applicable requirements in the Health and Safety Code, Division 13, Part 2; and Title 25, Division 1, Chapter 3, Subchapter 2.

Section 16.34.060 Tents and Membrane Structures.

A. General. Tents and Membrane Structures shall not be used to house occupants for more than 30 days unless such tents and membrane structures are maintained with tight wooden floors raised at least 4 inches (101.6 mm) above the ground level and are equipped with baseboards on all sides to a height of at least 6 inches (152.4 mm). Tents and membrane structures may be maintained with concrete slabs with the finished surface at least 4 inches (101.6 mm) above grade and equipped with curbs on all sides at least 6 inches (152.4 mm) high.

A tent or membrane structure shall not be considered a suitable sleeping place when it is found necessary to provide heating facilities in order to maintain a minimum temperature of 50 degrees Fahrenheit (10 degrees Celsius) within such tent or membrane structure during the period of occupancy.

Tents and membrane structures shall comply with Chapter 31 of the California Fire Code. Tents and membrane structures shall be limited to one level located at the level of Fire Department vehicle access road or lane. Tents and membrane structures complying with Chapter 31 of the California Fire Code shall not be subject to additional provisions of Section 16.34.120 of this chapter.

Tents and membrane structures used for sleeping purposes shall be equipped with single station battery powered smoke alarms installed in accordance with Section 907.2.10 of the California Fire Code.

Section 16.34.070 Accessibility.

A. General. Emergency housing shall comply with the applicable requirements in Chapter 11B and/or the US Access Board Final Guidelines for Emergency Transportable Housing.

Note: The Architectural and Transportation Barriers Compliance Board (US Access Board) issued the Final Guidelines for Emergency Transportable Housing on May 7, 2014. The final guidelines amended the 2004 ADA Accessibility Guidelines (2004 ADAAG) and the 2004 Architectural Barriers Act (ABA) Accessibility Guidelines (2004 ABAAG) to specifically address emergency transportable housing units provided to disaster survivors by entities subject to the ADA or ABA. The final rule ensures that the emergency transportable housing units are readily accessible to and usable by disaster survivors with disabilities.

Section 16.34.080 Lofts in Emergency Housing.

A. Minimum loft area and dimensions. Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections O108.1.1 through O108.1.3.

B. Minimum area. Lofts shall have a floor area of not less than 35 square feet (3.25 m²).

C. Minimum dimensions. Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

D. Height effect on loft area. Portions of a loft with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6:12, portions of a loft with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

E. Loft access. The access to and primary egress from lofts shall be any type described in Sections O108.2.1 through O108.2.4.

F. Stairways. Stairways accessing lofts shall comply with the California Residential Code or with Sections O108.2.1.1 through O108.2.1.6.

G. Width. Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The minimum width below the handrail shall be not less than 20 inches (508 mm).

H. Headroom. The headroom in stairways accessing a loft shall be not less than 74 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

I. Treads and risers. Risers for stairs accessing a loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus $\frac{4}{3}$ of the riser height, or
2. The riser height shall be 15 inches (381 mm) minus $\frac{3}{4}$ of the tread depth.

J. Landing platforms. The top step of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 74 inches (1880 mm). The landing platform shall be 18 inches (457 mm) to 22 inches (559 mm) in depth measured from the nosing of the landing platform to the edge of the loft, and 16 inches (406 mm) to 18 inches (457 mm) in height measured from the landing platform to the loft floor.

K. Handrails. Handrails shall comply with the California Residential Code, Section R311.7.8.

L. Stairway guards. Guards at open sides of stairways shall comply with the California Residential Code, Section R312.1.

M. Ladders. Ladders accessing lofts shall comply with Sections O108.2.2.1 and N108.2.2.2.

N. Size and capacity. Ladders accessing lofts shall have a rung width of not less than 12 inches (305 mm), and 10 inches (254 mm) to 14 inches (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200 pound (90.7 kg) load on any rung. Rung spacing shall be uniform within 3/8-inch (9.5 mm).

O. Incline. Ladders shall be installed at 70 to 80 degrees from horizontal.

P. Alternating tread devices. Alternating tread devices are acceptable as allowed by the Authority Having Jurisdiction.

Q. Loft guards. Loft guards shall be located along the open side of lofts. Loft guards shall not be less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less. Loft guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.

Section 16.34.090 Location, Maintenance and Identification.

A. Maintenance. Emergency housing and emergency housing facilities shall be maintained in a safe and sanitary condition, and free from vermin, vectors and other matter of an infectious or contagious nature. The grounds within emergency housing sites shall be kept clean and free from accumulation of debris, filth, garbage and deleterious matter. Emergency housing and emergency housing facilities shall not be occupied if a substandard condition exists, as determined by the enforcing agency.

B. Fire hazards. Dangerous materials or materials that create a fire hazard, as determined by the enforcing agency, shall not be allowed on the grounds within emergency housing sites.

C. Identification. Emergency housing shall be designated by address numbers, letters, or other suitable means of identification. The identification shall be in a conspicuous location facing the street or driveway fronting the building or structure. Each identification character shall be not less than 4 inches (102 mm) in height and not less than 0.5 inch (12.7 mm) in width, installed/painted on a contrasting background.

Section 16.34.100 Facilities Sanitation.

A. Drinking water. Potable drinking water shall be provided for all occupants of emergency housing.

B. Kitchens and food facilities. Where provided, kitchens and food facilities, as defined in Section 113789 of the California Health and Safety Code, which support emergency housing sites, shall comply with applicable food safety provisions of Sections 113980 – 114094.5 of the California Health and Safety Code.

Where occupants of dependent units are permitted or required to cook for themselves, a separate area shall be equipped and maintained as a common use kitchen. Refrigerated storage shall be provided for safe storage of food.

C. Toilet and bathing facilities. When dependent units are used as emergency housing, the emergency housing site shall be provided with one toilet and one bathing facility for every 15 occupants of each gender.

The enforcing agency may permit different types and ratios of toilet and bathing facilities. The approval shall be based upon a finding that the type and ratio of toilet and bathing facilities are sufficient to process the anticipated volume of sewage and waste water, while maintaining sanitary conditions for the occupants of the emergency housing.

Bathing facilities shall be provided with heating equipment which shall be capable of maintaining a temperature of 70 degrees F (21.0 degrees Celsius) within such facilities.

Lavatories with running water shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.

D. Garbage, waste and rubbish disposal. All garbage, kitchen waste and rubbish shall be deposited in approved covered receptacles, which shall be emptied when filled and the contents shall be disposed of in a sanitary manner acceptable to the enforcing agency.

Section 16.34.110 Lighting and ventilation.

A. Lighting. Buildings or structures used for emergency housing shall be provided with natural light by means of exterior glazed openings in accordance with Section 1204.2 of the California Building Code, or shall be provided with artificial light in accordance with Section 1204.3 of the California Building Code.

B. Ventilation. Buildings or structures used for emergency housing shall be provided with natural ventilation in accordance with Section 1202.5 of the California Building Code, or mechanical ventilation in accordance with the California Mechanical Code.

Section 16.34.120 Fire and life safety.

A. Location on property. Buildings or structures used for emergency housing, including sleeping cabins, shall be located in accordance with the requirements of Table 602 and Section 705 of the California Building Code, based on their type of construction and fire-resistance ratings of the exterior walls. During a shelter crisis, the fire separation distances are permitted to be measured to the existing buildings on the adjacent parcels rather than to the interior lot lines, provided the open spaces are to remain unobstructed for the duration of the shelter crisis.

B. Buildings on same lot. Buildings or structures used for emergency housing, including sleeping cabins, shall be separated from each other and from other buildings on the same lot as set forth in Section 705.3 of the California Building Code. The Building Official and Fire Marshal may accept reasonable alternatives to these requirements provided reasonably equivalent fire and life safety is achieved.

C. Means of egress. Buildings or structures used for emergency housing shall be provided with means of egress complying with Chapter 10 of the California Building Code, unless modified elsewhere in this appendix.

D. Emergency escape and rescue. Each area of a building or structure used for sleeping purposes in emergency housing shall be provided with an emergency escape and rescue opening in accordance with Section 1030 of the California Building Code, unless modified elsewhere in this appendix.

E. Smoke alarms. Buildings or structures used for emergency housing, which provide sleeping accommodations, shall be equipped with single station battery powered smoke alarms installed in accordance with the location requirements of Section 907.2.10 of the California Fire Code, unless modified elsewhere in this appendix.

F. Carbon monoxide alarms. Buildings or structures used for emergency housing, which provide sleeping accommodations, and equipped with fuel-burning appliances shall be provided with carbon monoxide detection in accordance with Section 915 of the California Fire Code, unless modified elsewhere in this appendix.

G. Fire alarm. A manual fire alarm system capable of arousing sleeping occupants in accordance with Section 907 of the California Fire Code shall be installed in buildings, structures, or groups of buildings or structures used for emergency housing and having a gross floor area of more than 2,500 square feet or having more than 49 sleeping occupants.

Exception: Individual buildings or structures in a group of buildings or structures with sufficient separation distances to allow each building or structure to function independently in case of a fire, as approved by the Fire Marshal.

H. Automatic sprinkler systems. Fire sprinklers shall be provided for new and existing buildings or structures used for emergency housing, including sleeping cabins, which provide sleeping facilities, as required by Section 903.3 of the California Fire Code. The Fire Marshal is authorized to accept reasonably equivalent alternatives to the installation provisions of Section 903.3 when dealing with buildings or structures used for emergency housing.

I. Fire extinguishers. Portable fire extinguishers shall be provided in accordance with Section 906.1 of the California Fire Code.

J. Flammable combustible liquids, or hazardous materials. The possession or storage of any flammable or combustible liquids, gases, or other hazardous materials shall not be permitted. The use of any type of open flame indoors is prohibited unless conditionally approved by the Fire Chief.

K. Storage in attics, under-floor and concealed spaces. Combustible materials, including but not limited to the possessions of occupants, users and staff shall not be stored in attics,

under-floor spaces, or within other concealed spaces of buildings or structures used for emergency housing with sleeping accommodations.

L. Fire department access. Fire Department access to building and premises used for emergency housing shall be in compliance with Section 503, and Section 504 of the California Fire Code, as approved by the Fire Chief.

M. Water supply. An approved fire protection water supply system complying with Section 507 of the California Fire Code, and Riverside Municipal Code Chapter 16.32, or as otherwise approved by the Fire Marshal, shall be provided for each structure, group of structures or premises used for emergency housing.

Section 16.34.130 Additional Requirements.

A. Operating procedures. Operating procedures including a security plan and service requirements shall be developed and shown to be consistent with the shelter standards imposed by the City of Riverside. These procedures shall be designed to maintain order and safety within the buildings or structures used for emergency housing.

Section 16.34.140 Alternatives and modifications.

A. Alternative compliance and/or modifications that are reasonably equivalent to the requirements in this chapter may be granted by the authority having jurisdiction in individual cases when dealing with buildings or structures used for emergency housing."

The foregoing instrument is certified,
under penalty of perjury, to be a
correct copy of the original on file in
this office.


Colleen J. Nicol, City Clerk
City of Riverside, California

Executed on Nov. 13, 2019, at
Riverside, California

RESOLUTION NO. 23501

1 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
2 CALIFORNIA, MAKING ITS EXPRESS FINDINGS AS REQUIRED BY
3 SECTION 17958.7 OF THE HEALTH AND SAFETY CODE OF THE STATE
4 OF CALIFORNIA RELATING TO THE ADOPTION OF THE 2019 EDITION
5 OF THE CALIFORNIA BUILDING CODE AND THE 2019 EDITIONS OF THE
6 CALIFORNIA RESIDENTIAL, GREEN BUILDING STANDARDS,
7 MECHANICAL, PLUMBING, FIRE, AND ELECTRICAL CODES WITH
8 LOCAL AMENDMENTS THERETO.

9 WHEREAS, Section 17958 of the Health and Safety Code of the State of California
10 provides that if a city does not amend, add, or repeal ordinances or regulations to impose the same
11 requirements as are contained in the provisions adopted pursuant to Section 17922 of said Health
12 and Safety Code and published in the California Building Code and the other regulations adopted
13 pursuant to Section 17922 or make changes or modifications in those requirements upon express
14 findings, the provisions published in the California Building Code or other regulations
15 promulgated pursuant to Section 17922 shall be applicable to it and shall become effective 180
16 days after publication by the California Building Commission; and

17 WHEREAS, Section 17922(c) of the Health and Safety Code provides that local use zone
18 requirements, local fire zones, building setbacks, side and rear yard requirements, and property
19 line requirements are specifically and entirely reserved to the local jurisdiction except as provided
20 in Section 17959.5 of the Health and Safety Code; and

21 WHEREAS, Section 17958.5 of the Health and Safety Code of the State of California
22 provides that in adopting ordinances or regulations making any changes in the provisions in the
23 California Building Code and other regulations adopted pursuant to Section 17922 of the Health
24 and Safety Code, a city may make such changes or modifications as are reasonably necessary
25 because of local climatic, geological or topographical conditions; and

26 WHEREAS, Section 17958.7 of the Health and Safety Code requires the governing body
27 of a city, before making any modifications or changes pursuant to Section 17958.5, to make an
28 express finding that such modifications or changes are reasonably necessary because of local
climatic, geological or topographical conditions.

1 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
2 California, that it makes the following findings and determinations:

3 Section 1: With respect to the adoption of the California Building Code 2019 Edition
4 and California Fire Code 2019 Edition, and any amendments thereto by the State of California in
5 the 2019 Edition of the California Code of Regulations, it is necessary to adopt more restrictive
6 fire suppression and fire prevention requirements for the following reasons:

7 (a) The City of Riverside receives relatively low amounts of precipitation and
8 has low humidity and high temperatures, which climatic conditions are conducive to the spread of
9 fires.

10 (b) Normal prevailing winds in the afternoon often reach 15 to 20 miles per
11 hour and strong winds, commonly referred to as Santa Ana Winds, have reached velocities of up
12 to 60 miles per hour during various months of each year, which climatic conditions are conducive
13 to the spread of fires.

14 (c) Due to the many active earthquake faults in Southern California including
15 the San Andreas fault approximately 15 miles to the northeast, the San Jacinto fault approximately
16 6 miles to the northeast, the Elsinore fault 16 miles to the southwest, the Whittier fault 24 miles to
17 the west and the San Gabriel fault approximately 33 miles to the northwest, there are significant
18 seismic hazards within the City of Riverside. In the event of a severe earthquake, these faults
19 present the potential for catastrophic damage including fire, damage to roadways, and other
20 impairments to or disruption in public services including the ability of the Fire Department to
21 respond to fires.

22 (d) There is a major riverbed located on the western edge of the corporate limits
23 of the City of Riverside. During flooding conditions, emergency travel in and out of the City may
24 be severely impaired, if not completely cut off.

25 (e) The topography of the City of Riverside includes significant areas of steep
26 slopes as well as hillsides that include brush. These conditions may result in limited access which
27 can hamper the ability of the Fire Department from promptly responding in case of fire, and other
28

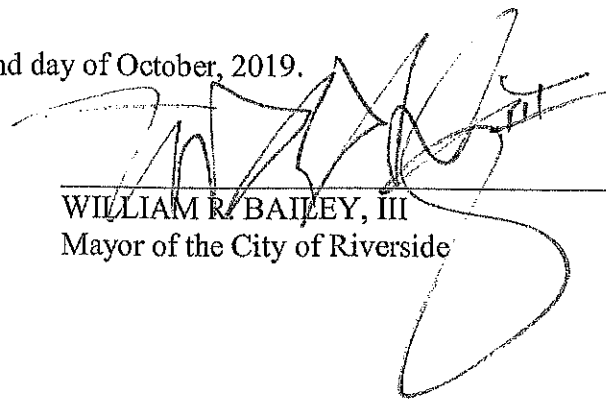
1 problems such as reduced water pressure and flow.

2 (f) It is necessary to adopt more restrictive fire suppression and fire protection
3 requirements because of the land area size of the City; construction of scattered apartment, high-
4 rise, commercial and industrial developments through this large area; and the lack of adequate
5 manpower and aerial equipment to cope with fire and life safety protection for the structures and
6 adjacent exposure.

7 Section 2: The other modifications to the California Building Code, the California
8 Residential Code, the California Green Building Standards Code, the California Mechanical Code,
9 the California Plumbing Code, California Fire Code and the California Electrical Code are
10 administrative in nature or are reenactments of existing provisions of the Riverside Municipal
11 Code.

12 Section 3: As required by Section 17958.7 of the Health and Safety Code, a copy of
13 these findings, together with the modifications or changes expressly marked and identified to
14 which each such finding refers, shall be filed by the City Clerk of the City of Riverside with the
15 California Building Standards Commission.

16 ADOPTED by the City Council this 22nd day of October, 2019.

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WILLIAM R. BAILEY, III
Mayor of the City of Riverside

Attest:

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COLLEEN J. NICOL
City Clerk of the City of Riverside

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City
3 Council of said City at its meeting held on the 22nd day of October, 2019, by the following vote,
4 to wit:

5 Ayes: Councilmembers Gardner, Melendrez, Soubirous, Conder, Mac Arthur,
6 Perry, and Adams

7 Noes: None

8 Absent: None

9 Disqualified: None

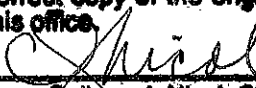
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11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
12 City of Riverside, California, this 23rd day of October, 2019.

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15 COLLEEN J. NICOL
16 City Clerk of the City of Riverside

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27 CA # 19-0809
28 \\Rc-Citylaw\Cycom\Wpdocs\D026\PO26\00495873.Docx

The foregoing instrument is certified,
under penalty of perjury, to be a
correct copy of the original on file in
this office.



Colleen J. Nicol, City Clerk
City of Riverside, California

Executed on NOV. 13 20 19, at
Riverside, California