

EXHIBIT “A”

“Chapter 16.34

EMERGENCY HOUSING

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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.”