

ORDINANCE NO.

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, 16.11, 16.12, 16.16 AND 16.34.

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

Section 1: Section 16.04.310 of the Riverside Municipal Code is amended as follows:

“Section 16.04.310 Expiration of permits.

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

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

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

...”

Section 2: Section 16.04.390 of the Riverside Municipal Code is amended as follows:

“Section 16.04.390 Permit fees refund.

Permit fees may be refunded by the building official provided the permit has not expired and no inspections have been made in connection therewith. In such cases, a portion equal to eighty percent of the permit fee may be refunded. The fee for processing such refund shall be as

1 established by resolution of the City Council. The fee shall be deducted from any moneys being
2 refunded. No refund shall be made without first receiving a request therefor in writing from the
3 person paying the fee, together with authorization in writing from the owner of the project.”

4 Section 3: Section 16.040.470 of the Riverside Municipal Code is amended as follows:

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

6 *A. General.*

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

14 ...

15 *D. Administration.*

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

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1 Section 4: Section 16.06.030 of the Riverside Municipal Code is amended as follows:

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

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

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

8 Section 5: Section 16.07.030 of the Riverside Municipal Code is amended as follows:

9 **“Section 16.07.030 Sections deleted and not adopted.**

10 The chapters, sections, paragraphs and parts of the California Green Building Standards
11 Code which are excepted, deleted and not adopted are:

- 12 1. Appendix A4, A5 and A6.1.”

13 Section 6: Section 16.08.145 of the Riverside Municipal Code is amended as follows:

14 **“Section 16.08.145 Section 903.2 amended--Automatic sprinkler systems.**

15 Section 903.2 of the California Building Code is hereby amended in its entirety to read as follows:

16 (A) Section 903.2 Where Required. An automatic fire extinguishing system shall be
17 installed and maintained in operable condition in the buildings and locations as set forth in this
18 section. For special provisions on hazardous chemicals, magnesium and calcium carbide, see the
19 Fire Code.

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

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

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

2 EXCEPTIONS:

3 1. Buildings less than 1,000 square feet in floor area, other than Group R-1, Group R-2, Group
4 R-3, and Group R4 occupancies, unless specifically required by other provisions of the California
5 Building Code.

6 2. Group U occupancy buildings accessory to Group R-3 occupancies other than additional
7 R1, R-2, R-3 or R4 occupancies.

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

12 4. Structures that have no occupant load as determined by the Building Official.

13 5. Swimming pools, spas gazebos, shade structures or other open-air structures that meet
14 California Building Code requirements for separation.

15 6. Structures which do not require building permits.

16 7. Mausoleums, crypts, and similar structures.

17 8. Agricultural buildings as defined in the California Building Code, Appendix C.

18 9. Structures and buildings designed exclusively to shelter or protect equipment such as pump
19 houses, substations, and similar structures.

20 10. Aircraft hangars, pursuant to California Fire Code section 914.8.

21 11. Temporary modular construction offices.

22 12. Group R occupancies for which a fire station development fee as set forth in Chapter 16.52
23 has been paid prior to March 1, 1993 or Group R occupancies situated within a community
24 facilities district or an assessment district formed prior to March 1, 1993 when said district has
25 agreed to pay for a proportionate share for construction of a fire station to serve the area of the
26 district.
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1 (C) **Existing Buildings.** Buildings in existence prior to March 1, 1993 or buildings for
2 Group R, Division 3 and Group U occupancies for which plans were submitted and plan check
3 fees paid to the City prior to March 1, 1993 shall be exempt from the requirements of this section.

4 **EXCEPTIONS:**

5 1. Pursuant to California Building Code, Section 903 in its entirety.

6 (D) **Conflict.** Where in any case, there are conflicting provisions between the California
7 Building Code as adopted by the City and this section, the more restrictive shall govern.

8 (E) **Standards.** All automatic fire sprinkler systems required by this section shall comply
9 with N.F.P.A. 13, 13D and 13R.

10 Section 7: Section 16.08.185 of the Riverside Municipal Code is amended as follows:
11 **“Section 16.08.185 Geologic investigation required.**

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

20 **EXCEPTIONS:**

21 1. A compliant geological investigation from an adjacent property within 1,000 feet of the
22 subject property may be used when approved by the building official, if it conforms to all the
23 requirements of this code.

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

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1 Section 8: Section 16.11.020 of the Riverside Municipal Code is amended as follows:
2 **“Section 16.11.020 California Mechanical Code adopted--Filed with Building Official.**

3 The California Mechanical Code, 2019 Edition, including appendices, and any related
4 errata, and any amendments thereto by the State of California promulgated by the International
5 Association of Plumbing and Mechanical Officials, which regulates the erection, installation,
6 alteration, repair, relocation, replacement, addition to, use or maintenance of any equipment as
7 defined herein, is adopted and by this reference is made a part of this Code with the force and
8 effect as though set out herein in full with the exception of those parts expressly excepted and
9 deleted or amended by this chapter. One copy of the California Mechanical Code, which has been
10 certified as a true copy, is on file and open to public inspection in the office of the building official.”

11 Section 9: Section 16.11.030 of the Riverside Municipal Code is amended as follows:
12 **“Section 16.11.030 Sections deleted and not adopted**

13 The chapters, sections, paragraphs and parts of the California Mechanical Code which are
14 excepted, deleted and not adopted are:

15 1. Chapter 1, Division II Sections, 104.3.3, 104.4.3, 104.4.4, 104.5, 106, 107, and
16 Table 104.5.”

17 Section 10: Section 16.12.020 of the Riverside Municipal Code is amended as follows:
18 **“Section 16.12.020 California Plumbing Code adopted--Filed with Building Official.**

19 The California Plumbing Code, 2019 Edition, including appendices and any related errata,
20 and any amendments thereto by the State of California promulgated by the International
21 Association of Plumbing and Mechanical Officials, which regulates the design, construction,
22 installation, quality of materials, location, operation, equipment and maintenance of plumbing
23 systems, is adopted and by this reference is made a part of this Code with the same force and effect
24 as though set out in this chapter in full, with the exception of those parts expressly excepted,
25 deleted or as amended by this chapter. One copy of the California Plumbing Code, which has been
26 certified as a true copy is on file and open to public inspection in the office of the building official.”

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1 Section 11: Section 16.12.030 of the Riverside Municipal Code is amended as follows:

2 **“Section 16.12.030 Sections deleted and not adopted.**

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

5 1. Chapter 1, Division II Sections 104.3.3, 104.4.3, 104.4.4, 104.5, 106, 107 and Table
6 104.5.”

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

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

9 The California Electrical Code, 2019 Edition, and any related errata, and any amendments
10 thereto by the State of California, copyrighted by the National Fire Protection Association,
11 Batterymarch Park, Quincy, Massachusetts, which regulates the erection, construction, demolition,
12 equipment, use and maintenance of electrical systems, is adopted and by this reference is made a
13 part of this Code with the same force and effect as though set out in this chapter in full, with the
14 exception of those parts expressly excepted, deleted or as amended by this chapter. One copy of
15 the California Electrical Code, which has been certified as a true copy is on file and open to public
16 inspection in the office of the building official.”

17 Section 13: Section 16.16.051 of the Riverside Municipal Code is amended as follows:

18 **“Section 16.16.051 Inspections.**

19 All electrical wiring and equipment for which a permit is required shall be inspected and
20 approved by the building official before being concealed, energized or used. All fees required by
21 this code shall be paid by the applicant prior to the energizing or use of such wiring or equipment.

22 No serving agency shall supply, or cause or permit to be supplied, electrical energy to any
23 electrical wiring until the wiring has been inspected and approved. Nothing in this section shall
24 prohibit the temporary use of electrical energy when and as specifically approved by the Building
25 Official.
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27 Nothing in this section shall prohibit the inspection of any electrical installation even
28 though no permit is required therefor.

1 Whenever any work regulated by this chapter, or any portion thereof, is ready for
2 inspection, the building official shall be notified that same is ready for inspection. The notice shall
3 be given not less than twenty-four hours before any such inspection is desired.”

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

5 **“Section 16.34.040 Emergency sleeping cabins.**

6 “A. *General.* Emergency sleeping cabins shall have an interior floor area of not less than 64
7 square feet (6.5 m²) for two occupants. Where more than two occupy the cabin, the required
8 floor area shall be increased at the rate of 50 square feet (4.65 m²) for each occupant in excess
9 of two. The interior floor area shall not exceed 400 square feet (37 m²), excluding lofts.

10 ...

11 D. *Means of egress.* Emergency sleeping cabins shall be provided with at least two forms of
12 egress placed remotely from each other. One form of egress may be an egress window
13 complying with Section 16.340.040(E). When a loft is provided, one form of egress shall be
14 an egress window complying with Section 16.34.040(E), provided in the loft space.

15 ...”

16 Section 15: Section 16.34.080 of the Riverside Municipal Code is amended as follows:

17 **“Section 16.34.080 Lofts in Emergency Housing.**

18 A. *Minimum loft area and dimensions.* Lofts used as a sleeping or living space shall meet the
19 minimum area and dimension requirements of Sections 16.34.080(B) through 16.34.080(C).

20 ...

21 E. *Loft access.* The access to and primary egress from lofts shall be any type described in
22 Sections 16.34.080(F) through 16.34.080(O).

23 F. *Stairways.* Stairways accessing lofts shall comply with the California Residential Code or
24 with Sections 16.34.080(G) through 16.34.080(L).

25 ...

26 H. *Headroom.* The headroom in stairways accessing a loft shall be not less than 74 inches (1,880
27 mm), as measured vertically, from a sloped line connecting the tread or landing platform
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1 nosing's in the middle of their width.

2 ...

3 M. *Ladders*. Ladders accessing lofts shall comply with Sections 16.34.080(N) and
4 16.34.080(O).

5 ...”

6 Section 16: The City Council has reviewed the matter and, based upon the facts and
7 information contained in the staff reports, administrative record, and written and oral testimony,
8 hereby finds that this ordinance is not subject to CEQA pursuant to Sections 15060(c)(2),
9 15060(c)(3) and/or 15061(b)(3) of the State CEQA Guidelines, California Code of Regulations,
10 Title 14, Chapter 3, in that it will not result in a direct or reasonably foreseeable indirect physical
11 change in the environment nor have a significant impact on the environment.

12 Section 17: The City Clerk shall certify to the adoption of this ordinance and cause
13 publication once in a newspaper of general circulation in accordance with Section 414 of the
14 Charter of the City of Riverside. This ordinance shall become effective on the 30th day after the
15 date of its adoption.

16 ADOPTED by the City Council this ____ day of _____, 2020.

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

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Attest:

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COLLEEN J. NICOL
City Clerk of the City of Riverside

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1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
3 ____ day of _____, 2019, and that thereafter the said ordinance was duly and
4 regularly adopted at a meeting of the City Council on the ____ day of _____, 2020
5 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 _____, 2020.

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13 _____
14 City Clerk of the City of Riverside
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28 CA: 20-0077 02/06/20
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