

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, MAKING EXPRESS FINDINGS FOR LOCAL AMENDMENTS TO THE 2025 EDITION OF THE CALIFORNIA BUILDING AND FIRE CODES, FOR LOCAL CLIMATIC, GEOLOGICAL AND TOPOGRAPHICAL CONDITIONS, AND REPEALING RESOLUTION NO. 23928.

WHEREAS, California Government Code Section 50022.1 *et seq.* authorizes the City to enact an ordinance which adopts any code for reference, in whole or in part; and

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

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

WHEREAS, Sections 17958.5 and 18941.5 of the Health and Safety Code of the State of California provide that in adopting ordinances or regulations making any changes in the provisions in the California Building Standards Code and other regulations adopted pursuant to Section 17922 of the Health and Safety Code, a city may make such changes or modifications as are reasonably necessary because of local climatic, geological or topographical conditions; and

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

1 climatic, geological or topographical conditions; and

2 WHEREAS, the Building Official and Fire Marshal have recommended modifications and  
3 changes be made to the Codes and advised that certain changes to the 2025 Editions of the  
4 California Building Residential, and Fire Codes are reasonably necessary due to local conditions  
5 in the City of Riverside and have further advised that the remainder of said changes and  
6 modifications are of an administrative or procedural nature, or concern themselves with subjects  
7 not covered by the Codes, or are reasonably necessary to safeguard life and property within the  
8 City of Riverside; and

9 WHEREAS, the City Council held a public hearing on November 18, 2025, at which time  
10 all interested persons had the opportunity to appear and be heard on the matter of adopting the  
11 California Building Standards Code, 2025 Edition, as amended by the concurrently adopted  
12 Ordinance Nos. [REDACTED] and [REDACTED]; and

13 WHEREAS, the City published notice of the public hearing pursuant to California  
14 Government Code section 6066 on [REDACTED], 2025  
15 and [REDACTED], 2025.

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

19 Section 1:

20 **I. Climatic Conditions**

21 **A. Hot Drying Conditions.** The City of Riverside is in a semi-arid Mediterranean  
22 type of climate. It annually experiences extended periods of high temperatures  
23 with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach  
24 speeds of 60 M.P.H. or greater, are also common to the area. These climatic  
25 conditions cause extreme drying of vegetation and common building materials  
26 creating extreme fire hazard conditions. Frequent periods of drought and low  
27 humidity add to this fire danger. This predisposes the area to large destructive  
28 fires (conflagration). In addition to directly damaging or destroying buildings,

1 these fires are also prone to disrupt utility services throughout the City.  
2 Obstacles generated by strong wind, such as fallen trees, streetlights and utility  
3 poles, and the requirement to climb 55 feet vertically will greatly impact the  
4 response time to reach an incident scene. Additionally, there is a significant  
5 increase in the amount of wind force at 60 feet above the ground. Use of aerial  
6 type firefighting apparatus above this height would place rescue personnel at  
7 increased risk of injury.

8 **B. Strong Winds.** The dry climatic conditions with strong winds contribute to the  
9 rapid spread of even small fires originating in high-density housing or  
10 vegetation. These fires spread very quickly and create a need for increased  
11 levels of fire protection. The added protection of fire sprinkler systems and  
12 other fire protection features will supplement normal fire department response  
13 by providing immediate protection for the building occupants and by containing  
14 and controlling the fire spread to area of origin. Fire sprinkler systems will also  
15 reduce the use of water for firefighting by as much as 50 to 75 percent.

16 **C. Heavy Precipitation.** The climate alternates between extended periods of  
17 drought and brief flooding conditions. The winter months can experience heavy  
18 rainfall of up to several inches per hour. Flood conditions may affect the City  
19 Fire Department's ability to respond to a fire or emergency condition. Floods  
20 also disrupt utility services to buildings and facilities within the City. Hillside  
21 erosion also may occur during such conditions and limit the response capability  
22 of the Fire Department.

23 **D. Water Availability.** Water demand in this densely populated area far exceeds  
24 the quantity supplied by natural precipitation; and although the population  
25 continues to grow, the already-taxed water supply does not. California is  
26 projected to increase in population by nearly 10 million over the next quarter of  
27 a century with 50 percent of that growth centered in Southern California. Due  
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1 to storage capacities, consumption, and a limited amount of rainfall, future  
2 water allocation is not fully dependable. This necessitates the need for  
3 additional and on-site fire protection features. It would also leave tall buildings  
4 vulnerable to uncontrolled fires due to a lack of available water and an inability  
5 to pump enough available water to floors in a fire.

6 **II. Topographical Conditions**

7 **A. Hillside Community.** Natural slopes of 15 percent or greater generally occur  
8 throughout the foothills of Riverside County. The City of Riverside has a  
9 sizeable hillside community with little to no remaining developable lowlands.  
10 Mass grading for development on hillsides has become easier and cost effective.  
11 Therefore, mass grading on hillsides has increased the number of structures  
12 constructed on and around sloping terrain. Sloped terrain places physical  
13 burdens upon fire fighters and their equipment in responding to emergencies  
14 and attacking fires. Hillside development mandates construction to comply with  
15 setbacks from slopes and typically requires soil reports and fuel modification  
16 plans to be prepared.

17 **B. Traffic and Circulation Congestion** is an artificially created, obstructive  
18 topographical condition, which is common throughout Riverside County and  
19 the City.  
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21 **C. Response Time.** These topographical conditions combine to create a situation,  
22 which places fire department response time to fire occurrences at risk and  
23 makes it necessary to provide automatic on-site fire-extinguishing systems and  
24 other protection measures to protect occupants and property. It is necessary to  
25 adopt more restrictive fire suppression and fire protection requirements because  
26 of the land area and size of the City; construction of scattered apartment, high-  
27 rise, commercial and industrial developments through this large area; and the  
28 lack of adequate manpower and aerial equipment to cope with fire and life

1 safety protection for the structures and adjacent exposure.

2 **III. Geological Conditions**

3 **A. Earthquake Faults.** Previous earthquakes have been accompanied by  
4 disruption of traffic flow and fires. A severe seismic event has the potential to  
5 negatively impact any rescue or fire suppression activities because it is likely  
6 to create obstacles like those indicated under the high wind section above. With  
7 the probability of strong aftershocks there exists a need to provide increased  
8 protection for anyone on upper floors of buildings. Due to the many active  
9 earthquake faults in Southern California region including the San Andreas  
10 fault approximately 15 miles to the northeast, the San Jacinto fault  
11 approximately 6 miles to the northeast, the Elsinore fault 16 miles to the  
12 southwest, the Whittier fault 24 miles to the west and the San Gabriel fault  
13 approximately 33 miles to the northwest, there are significant seismic hazards  
14 within the City of Riverside. In the event of a severe earthquake, these faults  
15 present the potential for catastrophic damage including fire, damage to  
16 roadways, and other impairments to or disruption in public services including  
17 the ability of the Fire Department to respond to fires.

18 **B. Landslide and Flooding.** Road circulation features located throughout the  
19 County also make amendments reasonably necessary. Located throughout the  
20 County are major roadways, highways and flood control channels that create  
21 barriers and slow response times. There is also a major riverbed located on the  
22 western edge of the corporate limits of the City of Riverside. During flooding  
23 conditions, emergency travel in and out of the City may be severely impaired,  
24 if not completely cut off.

25 **C. Soil Conditions.** Riverside is subject to ground tremors from seismic events  
26 as the City is located in a Design Category D, which relates to a high risk of  
27 earthquakes. The high-risk seismic zone is defined based on the proximity to  
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1 known fault lines, soil type, and known mapped spectral accelerations. Various  
2 areas in Riverside have very poor soil conditions, including liquefiable soil,  
3 which is known to cause severe structural damage to buildings and their  
4 supporting facilities during severe earthquake events.

5 Section 2: The City Council hereby finds that the amendments to the Codes as set forth in  
6 detail in Ordinances Nos. \_\_\_\_\_ and \_\_\_\_\_ are reasonably necessary based on climatic, geological  
7 and topographical conditions cited in Section 1 of this Resolution and apply to the amendments as  
8 follows:

9 **CALIFORNIA BUILDING CODE:**

10 **CODE SECTION**

**FINDINGS**

11 16.04.490	Administrative
12 16.06.040	Administrative
13 16.08.175	Topographical
14 16.08.185	Geological
15 16.17.010	Climatic
16 16.17.020	Climatic
17 16.23.010	Climatic
18 16.23.020	Climatic
19 16.23.030	Climatic
20 16.23.040	Climatic
21 16.23.050	Climatic
22 16.23.060	Climatic

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24 **CALIFORNIA FIRE CODE:**

25 **CODE SECTION**

**FINDINGS**

26 16.32.220 Section 305.2 added	Climatic & Topographical
27 16.32.225 Section 307 added	Climatic & Topographical

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1	16.32.227 Section 305.1 added	Climatic & Topographical
2	16.32.228 Section 305.4 added	Climatic & Topographical
3	16.32.230 Section 307.1.1 added	Climatic & Topographical
4	16.32.235 Section 307.2 added	Climatic & Topographical
5	16.32.240 Section 307.2.1 added	Climatic & Topographical
6	16.32.245 Section 307.3 added	Climatic & Topographical
7	16.32.250 Section 307.4 added	Climatic & Topographical
8	16.32.255 Section 307.4.1 added	Climatic & Topographical
9	16.32.260 Section 307.4.2 added	Climatic & Topographical
10	16.32.265 Section 307.4.3 added	Climatic & Topographical
11	16.32.270 Section 307.5 amended	Climatic & Topographical
12	16.32.275 Section 308.1.7 added	Climatic & Topographical
13	16.32.276 Section 321 added	Climatic & Topographical
14	16.32.277 Section 404.2.3 added	Climatic & Topographical
15	16.32.278 Section 503.1.2 added	Climatic & Topographical
16	16.32.280 Section 503.3 amended	Climatic & Topographical
17	16.32.285 Section 503.4 amended	Topographical
18	16.32.290 Section 503.4.2 amended	Topographical
19	16.32.293 Section 503.5 amended	Topographical
20	16.32.295 Section 503.6 amended	Topographical
21	16.32.297 Section 503.7 added	Topographical
22	16.32.300 Section 506.1 amended	Topographical
23	16.32.310 Section 507.1 amended	Topographical
24	16.32.315 Section 507.5.1 amended	Topographical
25	16.32.320 Section 507.5.5 amended	Topographical
26	16.32.325 Section 507.5.7 added	Topographical
27	16.32.330 Section 510.1 amended	Topographical

1	16.32.335 Section 903.2 amended	Topographical
2	16.32.340 Section 907.6.6 added	Topographical
3	16.32.345 Section 912.2.1 amended	Topographical
4	16.32.350 Section 912.5 added	Topographical
5	16.32.357 Section 1103.2 added	Topographical
6	16.32.360 Chapter 25 amended	Climatic
7	16.32.365 Section 4904.3.1.1 added	Climatic & Topographical
8	16.32.370 Section 5601.1.1 amended	Climatic
9	16.32.375 Section 5601.1.3 amended	Climatic & Topographical
10	16.32.377 Appendix B Table B105.2 amended	Climatic
11	16.32.380 Finding and declaration.	Climatic
12	16.32.385 Severability	Climatic & Topographical
13	16.32.390 Hazardous materials clean-up	Climatic & Topographical

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15       Section 3: The other modifications to the California Building Code, the California  
16 Residential Code, the California Existing Building Code, the California Green Building Standards  
17 Code, the California Energy and Mechanical Code, the California Plumbing Code, California Fire  
18 Code, and the California Electrical Code are administrative in nature or are reenactments of  
19 existing provisions of the Riverside Municipal Code.

20       Section 4: As required by Section 17958.7 of the Health and Safety Code, a copy of these  
21 findings, together with the modifications or changes expressly marked and identified to which each  
22 such finding refers, shall be filed by the City Clerk of the City of Riverside and with the California  
23 Building Standards Commission.

24       Section 5: Resolution No. 23928 is hereby repealed.

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ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

Attest:

\_\_\_\_\_  
DONESIA GAUSE  
City Clerk of the City of Riverside

I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council of said City at its meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote, to wit:

- Ayes:
- Noes:
- Absent:
- Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
DONESIA GAUSE  
City Clerk of the City of Riverside

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