

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING TITLE 16 OF THE RIVERSIDE MUNICIPAL CODE, AMENDING CHAPTERS 16.04, 16.06, 16.07, 16.08, 16.10, 16.11, 16.12, 16.13, 16.14, 16.16, 16.20, 16.23, 16.24, 16.48, 16.64, 16.68, AND 16.80; ADDING CHAPTER 16.17; AND DELETING CHAPTER 16.36 TO ADOPT THE 2025 EDITIONS OF THE CALIFORNIA BUILDING, RESIDENTIAL, EXISTING BUILDING, ENERGY, GREEN BUILDING STANDARDS, MECHANICAL, PLUMBING, AND ELECTRICAL CODES WITH LOCAL AMENDMENTS THERETO

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

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

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

Section 1: 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 16.34 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

1 and structures except as otherwise provided. Existing buildings shall comply with the provisions
2 of ~~in~~ Title 24 Part 10, the California Existing Building Code (Title 24, Part 10) unless otherwise
3 amended by the City.

4 Where, in any specific case, different sections of this Code specify different materials,
5 methods of construction or other requirements, the most restrictive shall govern. Where ~~there is~~
6 ~~a conflict between~~ a general requirement and conflicts with a specific ~~requirement~~one, the
7 specific requirement shall ~~be applicable~~apply.”

8 Section 2: Section 16.04.110 of the Riverside Municipal Code is amended as follows:

9 **“Section 16.04.110 Building official.**

10 The Building Official is authorized to enforce all provisions of this Code and may interpret and
11 adopt administrative procedures that clarify its application.

12 Interpretations shall not waive any code requirement explicitly mandated by Title 24.

13 Whenever the terms "Building Official," "building inspector," "plumbing inspector," "electrical
14 inspector," "mechanical inspector," "administrative authority," "plan reviewer" or "electrical
15 safety engineer" are used in Chapters 16.04 through 16.34 or any other ordinance of the City,
16 including this Code, each means the Building Official, or his/her designee.”

17 Section 3: Section 16.04.300 of the Riverside Municipal Code is amended as follows:

18 **“Section 16.04.300 License requirements of contractors and subcontractors.**

19 A. No person shall be issued a permit to perform work requiring a permit under this Code, unless
20 they are:

21 ...

22 B. A person applying for a permit under this ~~e~~Code to perform work on a project ~~consisting of 20~~
23 ~~or more newly constructed residential dwelling units or 20,000 or more square feet of newly~~
24 ~~constructed or improved commercial or industrial development with a valuation exceeding~~
25 \$50,000, shall submit the following information at the time of permit issuance and prior to
26 commencement of work:

27 1. A list of all subcontractors and provide verification of each subcontractor's ~~workers'~~

1 ~~compensation insurance~~, state contractor license and license category, city business license and
2 federal tax identification number. No person shall contract or subcontract construction work
3 without a valid contractor's license pursuant to applicable provisions of the state business and
4 professions code.

5 ...”

6 Section 4: Section 16.04.310 of the Riverside Municipal Code is amended as follows:

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

8 Except as otherwise specified, every permit issued by the building official under the provisions
9 of Chapters 16.04 through 16.34 shall expire by limitation and become null and void if the work
10 authorized by such permit is not commenced within one year from the date of permit issuance,
11 or if the work authorized by such permit is suspended, abandoned, or without progress at any
12 time after the work is commenced for a period of one year. For the purposes of this section,
13 “progress” shall mean obtaining one or more successful inspections that demonstrate completion
14 of work representing advancement to the next sequential stage of construction in accordance
15 with the approved plans and Section 110 of the California Building Code. Inspections requested
16 solely for the purpose of extending the life of a permit, without corresponding and verifiable
17 advancement toward project completion, shall not constitute progress. Progress shall further be
18 defined as obtaining one or more successful inspections required in accordance with Section 110
19 of this Code. Prior to a permit's expiration and upon a showing of good justifiable cause by the
20 permit holder or property owner in writing, the Building Official may issue one or more
21 extensions for periods not to exceed 180 calendar days.

22 ...

23
24 If a permit was issued to bring an un-permitted building, structure or other unlawful, substandard,
25 or hazardous condition into compliance with any applicable law, ordinance or regulation, the
26 Building Official is authorized to establish predetermined time frames upon which the permit shall
27 expire by limitation and become null and void. With good justifiable cause, the Building Official
28

1 may extend the validity of such permit one time for a period not exceeding 180 days beyond the
2 initial limit upon written request by the applicant filed with the Building Official prior to the
3 expiration date of the original permit.

4 ~~Before any work may recommence following the expiration of a permit, a "reactivation"~~
5 ~~permit shall be~~ An expired permit may be reactivated, and work may recommence, upon written
6 request by the applicant showing that circumstances beyond the control of the applicant have
7 prevented action from being taken; provided however, the applicant must pay a permit extension
8 fee first. ~~obtained.~~ The fee shall be one-half the amount required for a new permit for such work,
9 provided no changes have been or will be made to the original plans and specifications for such
10 work; provided further, that such suspension or abandonment has not extended beyond the
11 adoption of a new code cycle; and that only one such permit "reactivation" ~~permit~~ may be ~~issued~~
12 ~~at one-half fee for such work granted~~, or as otherwise determined by the building official. Upon
13 ~~the issuance obtaining of a "reactivation," permit,~~ the Building Official may allow the applicant
14 to commence or recommence such work from the last successful inspection of record under the
15 original permit. Except as specifically provided for herein, to recommence work on a permit
16 after expiration thereof, the permit holder shall obtain a new permit and pay the full fee therefor.”

17
18 Section 5: Section 16.04.335 of the Riverside Municipal Code is amended as follows:

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

20 ~~An application for plan review for which no permit is issued within one year following the~~
21 ~~date of such paid application shall expire as of the 365th day and plans and other data submitted~~
22 ~~for review may thereafter be returned to the applicant or destroyed by the Building Official if said~~
23 ~~plans and data cannot be reasonably retained. The Building Official may issue one or more~~
24 ~~extensions of time for periods not to exceed 180 days upon written request by the applicant~~
25 ~~showing that circumstances beyond the control of the applicant have prevented action from being~~
26 ~~taken; provided, however, the applicant must pay a plan review extension fee of one-half the~~
27 ~~original plan review fee, or as otherwise determined by the Building Official.~~

28 ~~No permit application shall be extended beyond 720 days after the original plan review~~

1 submittal date. To renew action on an application after expiration, the applicant shall resubmit
2 plans and pay a new plan review fee.

3 A. Expiration of Plan Review Applications.

4 An application for plan review shall expire one (1) year (365 calendar days) from the date of
5 submittal unless a building permit has been issued within that time. Upon expiration, the
6 application shall be deemed inactive, and all related review activities shall cease.

7 B. Disposition of Submitted Documents.

8 Upon expiration of a plan review application, the Building Official may return the submitted plans
9 and other related documents to the applicant. If the applicant cannot be reasonably contacted or
10 the materials cannot be reasonably retained, such documents may be disposed of in accordance
11 with the City's records retention policy.

12 C. Extension of Plan Review Applications.

13 Prior to expiration of a plan review application and upon a showing of justifiable cause by the
14 permit holder or property owner in writing, the Building Official may issue one or more extensions
15 for periods not to exceed 180 calendar days.

16 An expired plan review application may be reactivated, upon written request by the applicant
17 showing that circumstances beyond the control of the applicant have prevented action from being
18 taken; provided however, the applicant must pay a plan review extension fee of one-half the
19 original plan review fee. The Building Official may issue one or more extensions of time for
20 periods not to exceed 180 days.

21 No permit application shall be extended beyond 720 days after the original plan review submittal
22 date, or as otherwise determined by the Building Official."
23

24 Section 6: Section 16.04.365 of the Riverside Municipal Code is amended as follows:
25 **"Section 16.04.365 Afterhours plan review and inspections.**

26 At the discretion of the Building Official, the Building & Safety Division may perform
27 inspections or complete plan reviews during other than normal working hours upon the request of
28 an applicant. The charge for afterhours plan review or inspection services shall be two and one-

1 half times the hourly wage rate of the plan reviewer or inspector providing the service, or as
2 otherwise set by resolution of the City Council. Such service for each hour or any portion thereof,
3 shall be in addition to any other fees that may have been paid or are due. Afterhours inspection or
4 plan review requests require a minimum ~~two hour~~two-hour service charge.”

5 Section 7: Section 16.04.380 of the Riverside Municipal Code is amended as follows:

6 **“Section 16.04.380 Plan review fee refund.**

7 Plan review fees may be refunded by the ~~b~~Building ~~e~~Official provided the application has
8 not expired and the checking of plans has not commenced. In such cases, a portion equal to 80
9 percent of the plan review fee may be refunded. The fee for processing such refunds shall be as
10 established by resolution of the City Council. This fee shall be deducted from any moneys being
11 refunded. No refund shall be made without first receiving a request in writing therefor from the
12 person paying the fee, together with authorization in writing from the property owner ~~of the~~
13 ~~project.~~”

14 Section 8: Section 16.04.390 of the Riverside Municipal Code is amended as follows:

15 **“Section 16.04.390 Permit fees refund.**

16 Permit fees may be refunded by the ~~b~~Building ~~e~~Official provided the permit has not expired
17 and no inspections have been made in connection therewith. In such cases, a portion equal to 80
18 percent of the permit fee may be refunded. The fee for processing such refund shall be as
19 established by resolution of the City Council. The fee shall be deducted from any moneys being
20 refunded. No refund shall be made without first receiving a request therefor in writing from the
21 person paying the fee, together with authorization in writing from the property owner ~~of the~~
22 ~~project.~~”

23 Section 9: Section 16.04.400 of the Riverside Municipal Code is amended as follows:

24 **“Section 16.04.400 Other refunds.**

25 *Fees for Services.* At the discretion of the ~~b~~Building ~~e~~Official, fees imposed by this title
26 for inspections or other services, except for those specifically listed elsewhere in this chapter, may
27 be refundable provided the inspection or service in connection therewith has not been performed.
28

1 The fee for processing such refund shall be the same as that established pursuant to Section
2 16.04.390 above. No refund shall be made without first receiving a request therefor in writing from
3 the person paying the fee. Such request for refund shall be received not more than 180 days from
4 the date of payment of the fee.”

5 Section 10: Section 16.04.461 of the Riverside Municipal Code is amended as follows:

6 **“Section 16.04.461 Continued use of unpermitted and/or noncomplying conditions.**

7 ~~A.~~Notwithstanding Section 16.04.460, when deemed appropriate by the ~~b~~Building ~~e~~Official, a
8 certificate of continued use of unpermitted and/or noncomplying condition(s) may be issued to the
9 owner of a single-family residential property. The certificate shall not be issued until
10 documentation, satisfactory to the ~~b~~Building ~~e~~Official, has been provided indicating that 1) the
11 unpermitted and/or noncomplying condition(s) were not created by the current owner, and 2) that
12 the current owner had no knowledge that the conditions were unpermitted and/or noncomplying
13 at the time of purchase. The unpermitted and/or noncomplying condition(s) must be at least 20
14 years old as determined by the ~~b~~Building ~~e~~Official based on the date an application is submitted
15 by the property owner.
16

17 ...

18 An inspection shall then be made by the ~~b~~Building ~~e~~Official. Where necessary, the owner
19 shall apply for and the City may issue permits to correct any conditions deemed to pose a potential
20 threat to life, limb, or property. Once the inspection(s) have been made; all necessary permits have
21 been obtained, inspected and approved; and all obvious potential threats to life, limb or property
22 have been corrected, the ~~b~~Building ~~e~~Official may approve the application for unpermitted
23 construction and or noncomplying condition(s). When approved by the ~~b~~Building ~~e~~Official,
24 conditions deemed not to pose a potential threat to life, limb, or property may be allowed to
25 remain.”

26 Section 11: Section 16.04.470 of the Riverside Municipal Code is amended as follows:

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

28 A. *General.* To hear and decide appeals of orders, decisions or determinations made by the

1 Building Official relative to the application and interpretation of this Code, there is hereby created
2 a Board of Building Appeals. The Board of Building Appeals shall be the Mobility and
3 Infrastructure Committee of the City Council. Depending on the subject of the appeal, specialized
4 expertise may be solicited for the purpose of providing input to the Appeals Board. The Building
5 Official shall be an ex officio member of said Board but shall not have a vote on any matter before
6 the Board. The Board shall establish policies and procedures to carry out its business.

7 ...

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

12 Meetings are scheduled when an appeal is filed or when the Building Official requests advisory
13 comments, such as the potential adoption of new codes, proposed code changes, or alternate
14 methods and materials of construction. The Building Official ~~or Assistant Building Official~~ shall
15 be the principal City staff liaison to the Board.

16 ...

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

26 Appeals shall be in writing and within ten days of any final order or determination made by the
27 ~~b~~Building ~~e~~Official stating the grounds for the appeal and shall be accompanied by a fee in the
28

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

4 ...

5 The board shall render a final decision with a two-thirds majority vote and the decision of the
6 board of building appeals shall be final. Final determinations shall be in writing to the appellant
7 and ~~b~~Building ~~O~~fficial who shall take immediate action in accordance with the decision of the
8 board.”

9 Section 12: Section 16.04.490 of the Riverside Municipal Code is amended as follows:

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

11 ~~A. The Building Official may permit, at his discretion, the temporary use of gas or electrical~~
12 ~~energy, before final approval of the building, structure or work being performed, whenever~~
13 ~~unnecessary hardship would otherwise result, and inspection can effectively be made after the~~
14 ~~commencement of the temporary use.~~

15 ~~B. The Building Official shall place those restrictions upon temporary use as necessary to ensure~~
16 ~~safety, to facilitate inspection and to secure compliance with all provisions of Chapter~~
17 ~~16.04 through 16.34 and of any other chapter of the City, including all provisions of this Code.~~

18 ~~C. No temporary use of gas or electrical energy shall be permitted in any case where a hazard to~~
19 ~~life or property would be created.~~

20 ~~D. The temporary use of gas or electrical energy may be ordered discontinued and the supply~~
21 ~~ordered disconnected upon written notice.~~

22 ~~E. Nothing contained in this section shall be considered to permit or authorize the occupancy or~~
23 ~~use of any building or structure prior to the issuance of a certificate of occupancy.~~

24 A. The Building Official may, at their sole discretion, authorize the temporary use of gas or
25 electrical energy for a period not to exceed 180 days prior to the final approval of any building,
26 structure, or work, provided that such authorization is necessary to prevent undue hardship, and
27 that all required inspections can be adequately performed subsequent to the commencement of
28

1 such temporary use.

2 One extension of the temporary use, not to exceed an additional 180 days, may be granted upon
3 written request and a determination by the Building Official that continued temporary use is
4 justified and all safety requirements are satisfied.

5 B. The Building Official shall impose such restrictions upon the temporary use of gas or electrical
6 energy as deemed necessary to ensure safety, facilitate inspection, and secure compliance with the
7 provisions of Chapters 16.04 through 16.34, any other applicable chapter of the City Code, and all
8 other relevant provisions of this Code.

9 C. Temporary use of gas or electrical energy shall not be permitted in any instance where such use
10 would create a hazard to life or property.

11 D. The temporary use of gas or electrical energy may be ordered discontinued, and the energy
12 supply disconnected, upon issuance of written notice by the Building Official.

13 E. Nothing in this section shall be construed to permit or authorize the occupancy or use of any
14 building or structure prior to the issuance of a certificate of occupancy, as required by this Code.”

15 Section 13: Section 16.04.510 of the Riverside Municipal Code is amended as follows:

16 **“Section 16.04.510 Violations.**

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

24 Section 14: Section 16.06.020 of the Riverside Municipal Code is amended as follows:

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

26 The California Residential Code, 202~~2~~⁵ Edition, Part 2.5 of Title 24 of the California
27 Code of Regulations, including appendices and any related errata, and any amendments thereto
28

1 by the State of California in the 202~~2~~5 Edition of Title 24 of the California Code of Regulations,
2 promulgated by the International Code Council, which regulates the construction, alteration,
3 movement, enlargement, replacement, repair, equipment, use, and occupancy, location,
4 maintenance, removal and demolition of every detached one- and two-family dwelling,
5 townhouse not more than three stories above grade plane in height with a separate means of
6 egress and structures accessory thereto, is adopted and by this reference is made a part of this
7 Code with the force and effect as though set out herein in full, with the exception of those parts
8 expressly excepted and deleted or as amended by this chapter. One copy of the California
9 Residential Code with the amendments thereto by the State of California, which has been
10 certified as a true copy, is on file and open to public inspection in the office of the ~~b~~Building
11 ~~e~~Official.”

12 Section 15: Section 16.06.030 of the Riverside Municipal Code is amended as follows:

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

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

- 16 1. Chapter 1, Division II Sections R105.3.2, R105.5, R108, R110.3, R111, R112;
- 17 2. Appendix AA, AB, AC, ~~AD, AE, AF, AG;~~
- 18 3. Appendix ~~AI, AJ, AL, AM, AN, AP, AR, AS, AT, AU, AV, AY and AZ~~ BA, BB,
19 BC, BD, BE, BI, BJ, BK, BL, BN, BO;
- 20 4. Appendix CA, CB, CC, CD, CE, CF, CG, CH, CJ, CK;
- 21 5. Appendix NA, NB, NC, ND, NE, NF, NG, NH, NI.

22 Section 16: Section 16.06.040 of the Riverside Municipal Code is amended as follows:

23 **“Section 16.06.040 Swimming pool barrier requirement.**

24 Every person in possession of land within the City, either as owner, purchaser under contract,
25 lessee, tenant or licensee, upon which is situated a swimming pool, spa or similar facility, which
26 whether above or below grade exceeds in depth the limitations hereinafter set forth, shall meet
27 the following requirements:
28

1 A. CRC appendix ~~AXCI~~, Section 100, Subsection 115922 is hereby amended in its entirety to
2 read as follows:

3 ...

4 B. Before the issuance of a final approval for the completion of permitted construction or
5 remodeling work, the local building code official shall inspect the drowning safety prevention
6 features required by this section and, if no violations are found, shall give final approval.

7 [Amended by Stats. 2017, Ch. 670, Sec. 4. (SB 442) Effective January 1, 2018.]

8 C. Modification of Existing Barriers and Construction of Additional Dwellings Compliance
9 Required.

10 Any alterations affecting an existing swimming pool or spa barrier structure, access points,
11 materials, or configuration shall require that the entire barrier be brought into compliance with
12 the current standards set forth in Subsection A. This requirement does not apply to routine
13 maintenance, like-for-like repairs, or necessary in-kind replacement of existing components that
14 do not change the barrier's design, layout, or method of operation.

15 Modifications triggering this requirement include, but are not limited to, changes to gates,
16 fencing, walls forming part of the barrier or any alteration that affects the barrier's ability to
17 isolate or secure the swimming pool or spa.

18 This requirement applies regardless of whether the pool or spa itself is being remodeled.

19 Whenever one or more additional dwelling units are constructed, added, or converted within the
20 confines of, or with access to, an existing swimming pool or spa, the entire barrier shall be
21 reviewed and upgraded as necessary to meet current code standards set forth in Subsection A.

22 Issuance of a building permit for any such modification or construction shall be contingent upon
23 compliance with these requirements, and final approval shall not be granted until the Building
24 Official verifies that the swimming pool or spa barrier fully complies with this section."

25 //
26 //

27 //

28 //

1 Section 17: Section 16.07.020 of the Riverside Municipal Code is amended as follows:
2 **“Section 16.07.020 California Green Building Standards Code adopted – Filed with**
3 **Building Official.**

4 The California Green Building Standards Code, 2022~~5~~ Edition, Part 11 of Title 24 of the
5 California Code of Regulations, including any related errata, and any amendments thereto by the
6 State of California in the 2022~~5~~ Edition of Title 24 of the California Code of Regulations, which
7 regulates the planning, design, operation, use and occupancy of every newly constructed building
8 or structure is adopted and by this reference is made a part of this Code with the force and effect
9 as though set out herein in full, with the exception of those parts expressly excepted and deleted
10 or as amended by this chapter. One copy of the California Green Building Standards Code with
11 the amendments thereto by the State of California, which has been certified as a true copy, is on
12 file and open to public inspection in the office of the ~~b~~B~~u~~ilding ~~e~~O~~ff~~icial.”

13 Section 18: Section 16.08.020 of the Riverside Municipal Code is amended as follows:
14 **“Section 16.08.020 California Building Code adopted--Filed with Building Official.**

15 The California Building Code, 2022~~5~~ Edition, Part 2 of Title 24 of the California Code of
16 Regulations, consisting of two volumes, including appendices and any related errata, and any
17 amendments thereto by the State of California in the 2022~~5~~ Edition of Title 24 of the California
18 Code of Regulations, promulgated by the International Code Council, which regulates the erection,
19 construction, enlargement, alteration, repair, moving, removal, conversion, demolition,
20 occupancy, equipment, use, height, area and maintenance of buildings and other structures, is
21 adopted and by this reference is made a part of this Code with the force and effect as though set
22 out herein in full, with the exception of those parts expressly excepted and deleted or as amended
23 by this chapter. One copy of the California Building Code with the amendments thereto by the
24 State of California, which has been certified as a true copy, is on file and open to public inspection
25 in the office of the ~~b~~B~~u~~ilding ~~e~~O~~ff~~icial.”

26 //

27 //

1 Section 19: Section 16.08.030 of the Riverside Municipal Code is amended as follows:
2 **“Section 16.08.030 Sections deleted and not adopted.**

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

5 1. Chapter 1, Division II Sections 105.3.2, 105.5, 109, 112, 113, 116.3, 116.4, 116.5;

6 ...

7 5. Appendix K, L, M, N, O, ~~and P~~ and Q.”

8 Section 20: Section 16.08.135 of the Riverside Municipal Code is amended as follows:
9 **“Section 16.08.135 Section 107.3.1 amended – Approval of construction documents.**

10 107.3.1 of the California Building Code is hereby amended to read as follows: Section 107.3.1
11 Approval of construction documents. When the ~~b~~Building ~~e~~Official issues a permit, the
12 construction documents shall be approved for code compliance in writing or by stamp. One set of
13 construction documents so reviewed shall be retained by the ~~b~~Building ~~e~~Official. The other set
14 shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection
15 by the ~~b~~Building ~~e~~Official or a duly authorized representative.”

16 Section 21: Section 16.08.140 of the Riverside Municipal Code is added as follows:
17

18 **“Section 16.08.140 Section 109.7 Temporary Occupancy Fees.**

19 Section 109 of the California Building Code is amended by adding thereto a new subsection 109.7
20 to read as follows:

21 109.7 Temporary Certificate of Occupancy Fees – Upon issuance of a Temporary Certificate of
22 Occupancy (TCO), the Building & Safety Department shall require the applicant to provide a bond
23 in a form and amount determined by the Building Official, based on the estimated cost of labor
24 and materials necessary to complete the outstanding work required for permanent occupancy, or
25 ten thousand dollars (\$10,000), whichever is greater, to ensure timely completion of all outstanding
26 work required for permanent occupancy.

27 The purpose of the bond is to guarantee the correction or completion of any work necessary to
28 eliminate hazardous or unsafe conditions and to bring the project into full compliance with

1 applicable regulations.

2 In lieu of a surety bond, the applicant may submit a cash deposit, subject to approval by the
3 Building Official, in an amount equivalent to that which would be required in a surety bond. For
4 purposes of this subsection, “Principal” means the applicant who provided the bond, cash deposit,
5 or letter of credit.

6 Upon satisfactory completion of all outstanding work required for permanent occupancy, as
7 verified and approved by the Building & Safety Department, the bond, cash deposit, or other
8 approved financial instrument shall be released.

9 In the case of a cash deposit, a refund shall be issued to the Principal, less any administrative fees
10 or charges, if applicable.

11 Failure to complete the outstanding work required for permanent occupancy within the timeframe
12 specified in the TCO may result in the forfeiture of the bond or deposit, and the City may use such
13 funds to complete or remedy the outstanding work as necessary to ensure public health and safety.”

14
15 Section 22: Section 16.08.175 of the Riverside Municipal Code is amended as follows:

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

17 A. The purpose of this section is to establish uniform minimum noise insulation performance
18 standards to protect persons within new hotels, motels, apartment houses, and all other dwellings
19 including detached single-family dwellings from the effects of excessive exterior noise, including
20 but not limited to hearing loss or impairment and persistent interference with speech and sleep.

21 B. The following provisions of this section apply to new hotels, motels, apartment houses and all
22 other dwellings including detached single-family dwellings:

23 1. *Location and orientation.* Consistent with land use standards, residential structures
24 located in noise critical areas, such as proximity to the select system of County roads and City
25 streets (as specified in ~~Section 186.4 of the State~~ Streets and Highways Code Section 2382),
26 railroads, rapid transit lines, airports or industrial areas shall be designed to prevent the intrusion
27 of exterior noises beyond prescribed levels with all exterior doors and windows in the closed
28 position. Proper design shall include but shall not be limited to orientation of the residential

1 structure, setbacks, shielding and sound insulation of the building itself.

2 ...

3 *C. Exceptions.* ~~The following uses are exempt from the requirements of Section 16.08.175 and~~
4 ~~may submit alternative prescriptive standards approved by the Building Official in accordance~~
5 ~~with established policies and procedures.~~ The following uses are exempt from the requirements of
6 Subsection B.5 and may instead comply with a prescriptive standard established by the Building
7 Official pursuant to the established policies and procedures:

8 1. ~~A-n~~Newly constructed R-3 single family dwelling units located on ~~an~~ individual lots not
9 ~~associated part of with a~~ parcel or tract map developments; ~~and~~

10 2. ~~A-n~~Newly constructed, added or converted accessory dwelling unit (ADU) ~~and/or~~ junior
11 accessory dwelling unit (JADU) accessory to an existing primary dwellings unit on single--family
12 zoned property.

13 ~~Documentation shall be submitted to the Building Official during the plan review process to justify~~
14 ~~equivalency to minimum standards which shall be included within the permanent records and~~
15 ~~approved construction documents.~~

16 Applicants seeking exemption under this subsection shall submit documentation during plan
17 review demonstrating equivalency to the minimum standards set forth herein.

18 Such documentation shall be maintained in the permanent project records and reflected in the
19 approved construction documents.”

20
21 Section 23: Section 16.08.185 of the Riverside Municipal Code is amended as follows:

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

23 As a prerequisite to the issuance of any building permit, a complete geological investigation shall
24 be conducted by an appropriately licensed design professional for any property identified as being
25 subject to the potential of liquefaction or within a seismic hazard zone in accordance with this
26 code. The geological investigation shall identify the specific liquefaction potential or other seismic
27 hazard at the subject property and prescribe mitigating measures to eliminate or substantially
28 reduce the possibility of structural failure. Said analysis shall be subject to approval by the

1 ~~b~~Building ~~e~~Official and all prescribed mitigating measures shall be incorporated into building
2 plans submitted for permits.

3 EXCEPTIONS:

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

7 21. The ~~b~~Building ~~e~~Official is authorized to establish a policy exempting structures deemed minor
8 in nature from geological investigations.”

9 Section 24: Section 16.10.040 of the Riverside Municipal Code is amended as follows:

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

11 201 of the Uniform Code for the Abatement of Dangerous Buildings is amended by adding
12 thereto a new subsection 201.4 to read as follows:

13 201.4 Deputies. In accordance with prescribed procedures and with the approval of the
14 appointing authority, the ~~b~~Building ~~e~~Official may appoint such number of technical officers
15 and inspectors and other employees as shall be authorized from time to time. The ~~b~~Building
16 ~~e~~Official may deputize such inspectors or employees as may be necessary to carry out the
17 provisions of the Uniform Code for the Abatement of Dangerous Buildings.”

18 Section 25: Section 16.10.050 of the Riverside Municipal Code is amended as follows:

19 “**Section 16.10.050 Section 302 amended.**

20 15. Whenever a building or structure, used or intended to be used for dwelling purposes, because
21 of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement,
22 inadequate light, air or sanitation facilities, or otherwise, is determined by the Community and
23 Economic Development Director, the Building Official or the Code Enforcement Manager, or
24 their designees, to be unsanitary, unfit for human habitation or in such a condition that is likely
25 to cause sickness or disease.”

26 //

27 //

28 //

1 Section 26: Section 16.10.070 of the Riverside Municipal Code is amended as follows:

2 **“Section 16.10.070 Section 501 amended.**

3 Wherever the board of appeals may be mentioned in Sections 501.1, 501.2, and 501.3, such term
4 ~~shall mean-refers to~~ an Administrative Hearing Officer as established in Chapter 1.17 of this
5 code.”

6 Section 27: Section 16.10.080 of the Riverside Municipal Code is amended as follows:

7 **“Section 16.10.080 Section 601 amended.**

8 Wherever the board of appeals or hearing examiner may be mentioned in Section 601, such terms
9 ~~shall mean-refers to~~ an Administrative Hearing Officer as established in Chapter 1.17 of this
10 code.”

11 Section 28: Section 16.10.090 of the Riverside Municipal Code is amended as follows:

12 **“Section 16.10.090 Section 602 amended.**

13 Wherever the board of appeals may be mentioned in Sections 501.1, 501.2, and 501.3, such term
14 ~~shall mean-refers to~~ an Administrative Hearing Officer as established in Chapter 1.17 of this
15 code.”

16 Section 29: Section 16.10.110 of the Riverside Municipal Code is amended as follows:

17 **“Section 16.10.110 Section 604 amended.**

18 Wherever the board of appeals may be mentioned in Section 604, such term ~~shall mean-refers to~~
19 an Administrative Hearing Officer as established in Chapter 1.17 of this code.”

20 Section 30: Section 16.10.130 of the Riverside Municipal Code is amended as follows:

21 **“Section 16.10.130 Section 701 amended.**

22 Wherever the board of appeals may be mentioned in Section 604, such term ~~shall mean-refers to~~
23 an Administrative Hearing Officer as established in Chapter 1.17 of this code.”

24 Section 31: Section 16.11.020 of the Riverside Municipal Code is amended as follows:

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

26 The California Mechanical Code, 202~~2~~5 Edition, including appendices, Part 4 of Title 24
27 of the California Code of Regulations, and any related errata, and any amendments thereto by the
28

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

8 Section 32: Section 16.12.020 of the Riverside Municipal Code is amended as follows:

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

10 The California Plumbing Code, 202~~2~~5 Edition, Part 5 of Title 24 of the California Code of
11 Regulations, including appendices and any related errata, and any amendments thereto by the State
12 of California promulgated by the International Association of Plumbing and Mechanical Officials,
13 which regulates the design, construction, installation, quality of materials, location, operation,
14 equipment and maintenance of plumbing systems, is adopted and by this reference is made a part
15 of this Code with the same force and effect as though set out in this chapter in full, with the
16 exception of those parts expressly excepted, deleted or as amended by this chapter. One copy of
17 the California Plumbing Code, 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
20 Section 33: Section 16.13.020 of the Riverside Municipal Code is amended as follows:

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

22 The California Energy Code, 202~~2~~5 Edition, Part 6 of Title 24 of the California Code of
23 Regulations, including appendices and any related errata, and any amendments thereto by the State
24 of California promulgated by the California Energy Commission, which regulates the design,
25 construction, installation, quality of materials, location, operation, equipment and maintenance of
26 energy efficient systems, is adopted and by this reference is made a part of this Code with the same
27 force and effect as though set out in this chapter in full, with the exception of those parts expressly
28 excepted, deleted or as amended by this chapter. One copy of the California Energy Code, which

1 has been certified as a true copy is on file and open to public inspection in the office of the Building
2 Official.”

3 Section 34: Section 16.14.020 of the Riverside Municipal Code is amended as follows:
4 **“Section 16.14.020 California Existing Building Code adopted—Filed with Building**
5 **Official.**

6 The California Existing Building Code, 2022~~5~~ Edition, Part 10 of Title 24 of the California
7 Code of Regulations, consisting of Parts 8, 10 and 12, including appendices and any related errata,
8 and any amendments thereto by the State of California in the 2022~~5~~ Edition of Title 24 of the
9 California Code of Regulations, promulgated by the International Code Council, which regulates
10 the erection, construction, enlargement, alteration, repair, moving, removal, conversion,
11 demolition, occupancy, equipment, use, height, area and maintenance of buildings and other
12 structures, is adopted and by this reference is made a part of this Code with the force and effect as
13 though set out herein in full, with the exception of those parts expressly excepted and deleted or
14 as amended by this chapter. One copy of the California Building Code with the amendments
15 thereto by the State of California, which has been certified as a true copy, is on file and open to
16 public inspection in the office of the Building Official.”

17
18 Section 35: Section 16.16.020 of the Riverside Municipal Code is amended as follows:
19 **“Section 16.16.020 California Electrical Code adopted--Filed with Building Official.**

20 The California Electrical Code, 2022~~5~~ Edition, Part 3 of Title 24 of the California Code of
21 Regulations, and any related errata, and any amendments thereto by the State of California,
22 copyrighted by the National Fire Protection Association, which regulates the erection,
23 construction, demolition, equipment, use and maintenance of electrical systems, is adopted and by
24 this reference is made a part of this Code with the same force and effect as though set out in this
25 chapter in full, with the exception of those parts expressly excepted, deleted or as amended by this
26 chapter. One copy of the California Electrical Code, which has been certified as a true copy is on
27 file and open to public inspection in the office of the Building Official.”

28 //

1 Section 36: Section 16.16.051 of the Riverside Municipal Code is amended as follows:
2 **“Section 16.16.051 Inspections.**

3 All electrical wiring and equipment for which a permit is required shall be inspected and
4 approved by the ~~b~~Building ~~e~~Official before being concealed, energized or used. All fees required
5 by this Code shall be paid by the applicant prior to the energizing or use of such wiring or
6 equipment.

7 ...

8 Whenever any work regulated by this chapter, or any portion thereof, is ready for
9 inspection, the ~~B~~Building ~~e~~Official shall be notified that same is ready for inspection. The notice
10 shall be given not less than 24 hours before any such inspection is desired.”

11 Section 37: Chapter 16.17 of the Riverside Municipal Code entitled “Wildlife-Urban
12 Interface Code” is added as follows:

13 **“Section 16.17.010 References to Wildland-Urban Interface Code.**

14 This chapter shall be known as the Wildland-Urban Interface Code and may be cited as such.
15 Whenever in this Code, or any ordinance of the City, the phrases “International Wildland-Urban
16 Interface Code” or “California Wildland-Urban Interface Code” appear, such phrases shall be
17 deemed and construed to refer and apply to this chapter in conjunction with Chapter 16.04.

18 **Section 16.17.020 California Wildland-Urban Interface Code adopted—Filed with Building**
19 **Official.**

20 The California Wildland-Urban Interface Code, 2025 Edition, Part 7 of Title 24 of the California
21 Code of Regulations, including appendices and any related errata, and any amendments thereto by
22 the State of California in the 2025 Edition of Title 24 of the California Code of Regulations,
23 promulgated by the International Code Council, which regulates the erection, construction,
24 enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment,
25 use, height, area and maintenance of buildings and other structures, is adopted and by this reference
26 is made a part of this Code with the force and effect as though set out herein in full, with the
27 exception of those parts expressly excepted and deleted or as amended by this chapter. One copy
28

1 of the California Wildland-Urban Interface Code with the amendments thereto by the State of
2 California, which has been certified as a true copy, is on file and open to public inspection in the
3 office of the Building Official.”

4 Section 38: Section 16.20.120 of the Riverside Municipal Code is amended as follows:

5 **“Section 16.20.120 Building demolition permit fee.**

6 ~~The fee for a building demolition shall be based on the valuation of the building or work~~
7 ~~and as set forth in Section 107.2, Permit Fees, of Section 107, Fees, of the California Building~~
8 ~~Code (Chapter 16.08).~~ The fee for each permit and for plan review shall be as set by resolution
9 of the City Council.”

10 Section 39: Section 16.20.230 of the Riverside Municipal Code is amended as follows:

11 **“Section 16.20.230 Bonds and insurance.**

12 In addition to other bonds, deposits or insurance that may be required, the following shall be
13 deposited with the Building Official prior to the issuance of a building moving permit:

14 A. A faithful performance bond payable to the City in an amount equal to not less than 100
15 percent of the estimated cost of preparing the moved building for occupancy, including but not
16 limited to all necessary termite control and repair work, or a demolition bond payable to the City
17 in an amount equal to not less than 100 percent of the estimated cost of demolishing and
18 removing all materials from the site, including but not limited to all footings and other works
19 that may have been installed, when the permit is for moving a building into or within the City;

20 B. A bond payable to the City in the amount of ~~\$2,500.00~~ \$5,000.00 to secure payment of damage
21 to any street, tree, utility or installation caused by such moving;

22 ...”

23 Section 40: Section 16.22.030 of the Riverside Municipal Code is amended as follows:

24 **“Section 16.22.030 Definitions.**

25 For the purpose of this chapter, words and terms shall be defined as set forth in this section.

26 Where terms are not defined in this Code and are defined in other codes, such terms shall have
27 the meanings ascribed to them as in those codes. Where terms are not defined through the
28

1 methods authorized by this section, such terms shall have ordinary accepted meanings such as
2 the context implies.

3 *Electronic submittal* means the utilization of the following:

4 A. Any computer based electronic plan review software program maintained, operated, and
5 utilized by the City.

6 *Kilowatt Thermal* ~~shall mean~~ refers to:

7 ...”

8 Section 41: The title of Chapter 16.23 of the Riverside Municipal Code entitled
9 “Electric Vehicle Charging Station Streamlined Permitting Process” is hereby amended to read as
10 follows:

11 “Chapter 16.23 - ELECTRIC VEHICLE CHARGING STATION AND
12 HYDROGEN FUELING STATION STREAMLINED PERMITTING PROCESS.”

13 Section 42: Section 16.23.010 of the Riverside Municipal Code is amended as follows:

14 “Section 16.23.010 Purpose.

15 The purpose of this ordinance is to create an expedited, streamlined electric vehicle charging
16 station and hydrogen fueling station permitting process that complies with Government Code
17 section 65850.7 to achieve timely and cost-effective installations of electric vehicle charging
18 stations and hydrogen fueling stations.”

19 Section 43: Section 16.23.020 of the Riverside Municipal Code is amended as follows:

20 “Section 16.23.020 Applicability.

21 A. This chapter applies to the permitting of all electric vehicle charging stations and hydrogen
22 fueling stations in the City.

23 B. Electric vehicle charging stations and hydrogen fueling stations legally established or
24 permitted prior to the effective date of this ordinance are not subject to the requirements of this
25 ordinance unless physical modifications or alterations are undertaken that materially change the
26 size, type, or components of an electric vehicle charging station and hydrogen fueling station in
27 such a way as to require a new permit.”
28

1 Section 44: Section 16.23.030 of the Riverside Municipal Code is amended as follows:

2 **“Section 16.23.030 Definitions.**

3 For the purpose of this chapter, words and terms shall be defined as set forth in this section.

4 Where terms are not defined in this Code and are defined in other codes, such terms shall have
5 the meanings ascribed to them as in those codes. Where terms are not defined through the
6 methods authorized by this section, such terms shall have ordinary accepted meanings such as
7 the context implies.

8 *Electric vehicle charging station* means the following:

9 ...

10 *Specific adverse impact* means the following:

11 A. A significant, quantifiable, direct, and unavoidable impact, based on objective, identified,
12 and written public health or safety standards, policies or conditions as they existed on the date
13 the application was deemed complete.

14 *Hydrogen fueling station* means the following:

15 A. Equipment used to store and dispense hydrogen fuel to vehicles according to industry codes
16 and standards that is open to the public.”

18 Section 45: Section 16.23.040 of the Riverside Municipal Code is amended as follows:

19 **“Section 16.23.040 Requirements.**

20 A. All electric vehicle charging stations and hydrogen fueling stations shall meet all applicable
21 health and safety standards and the requirements imposed by the state and the City, local fire
22 department and utility director.

23 B. ~~Electric vehicle charging stations shall meet all applicable safety and performance standards~~
24 ~~established by the California Electrical Code, the Society of Automotive Engineers, the National~~
25 ~~Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters~~
26 ~~Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety~~
27 ~~and reliability.~~ Electric vehicle charging stations and hydrogen fueling stations shall be designed,
28 installed, operated, and maintained in accordance with all applicable codes, standards, and

1 regulations adopted by the State of California and the City, including applicable national and
2 international safety and performance standards, and the requirements of accredited testing
3 laboratories.”

4 Section 46: Section 16.23.050 of the Riverside Municipal Code is amended as follows:

5 **“Section 16.23.050 Application and documents.**

6 A. All documents required for the submission of an expedited electric vehicle charging station
7 and hydrogen fueling station application shall be made available on the publicly accessible City
8 website.

9 B. Electronic submittal of the required permit application and documents through City utilized
10 computer based software shall be made available to all electric vehicle charging station and
11 hydrogen fueling station permit applicants.

12 ...

13 D. The Building and Safety Division shall adopt a checklist of all requirements with which
14 electric vehicle charging stations and hydrogen fueling stations shall comply to be eligible for
15 expedited review.

16 E. The Building and Safety Division may refer to the recommendation contained in the most
17 current version of the ~~Plug-In Electric vehicle Infrastructure Permitting Checklist-Hydrogen~~
18 Station Permitting Guidebook and the Zero-Emissions Vehicles in California: Community
19 Readiness Guidebook published by the Governor's Office of Planning and Research, when
20 adopting the electric vehicle charging and hydrogen fueling station permit process and
21 checklist.”

22 Section 47: Section 16.23.060 of the Riverside Municipal Code is amended as follows:

23 **“Section 16.23.060 Permit review requirements.**

24 A. The Building Official shall implement an administrative review process to expedite approval
25 of electric vehicle charging stations and hydrogen fueling stations. Where the application meets
26 the requirements of the approved checklist and standards and there are no specific, adverse
27 impacts upon public health or safety, the Building and Safety Division shall complete the
28

1 building permit approval process, which is nondiscretionary. Review of the application for
2 electric vehicle charging stations shall be limited to the Building Official's review of whether
3 the application meets local, state, and federal health and safety requirements.

4 ...

5 C. The Building Official may require an applicant to apply for a special use permit if the official
6 finds, based on substantial evidence, that the ~~Electric Vehicle Charging Station~~electric vehicle
7 charging station and hydrogen fueling station could have a specific, adverse impact upon the
8 public health and safety. Such decisions may be appealed to the City Planning Commission in
9 accordance with the procedures in Chapter 16.680.

10 ...”

11 Section 48: Section 16.24.010 of the Riverside Municipal Code is amended as follows:
12 “**Section 16.24.010 Uniform system adopted.**

13 For the promotion of ~~the~~ safety, convenience, comfort, peace, order and the general
14 welfare of the City, a uniform system of building ~~numbers, addressing~~ is hereby adopted and
15 established. ~~in the City. The uniform- This system of building addressing is shall be~~ administered
16 by the Building & Safety Division, ~~as building and all address~~ numbers ~~are~~ shall be maintained
17 within the City’s (GIS) Geographic Information System mapping database as the official record
18 of address assignments.”

19 Section 49: Section 16.24.020 of the Riverside Municipal Code is amended as follows:
20 “**Section 16.24.020 Required Address Identification Required.**

21 Every person owning, controlling, occupying or using any structure, house, building,
22 ~~store, storeroom or building~~ or place of business situated on ~~premises property~~ fronting on any
23 public street, avenue, road, alley or other public way ~~or place in within~~ the City shall ~~procure,~~
24 ~~place, attach and maintain in a conspicuous place on the street front of every such structure,~~
25 ~~house, store, storeroom or building and on, over or near each and every door or entry thereto~~
26 ~~facing on any street, avenue or other public way or place, the number assigned thereto by this~~
27 ~~chapter. obtain, post, and maintain address numbers as assigned pursuant to this chapter. Said~~

1 address numbers shall be affixed in a conspicuous location on the street-facing side of the
2 building, structure, or entrance. Where multiple entrances exist facing a public right-of-way,
3 numbers shall be posted on, over, or adjacent to each entry door, or as otherwise directed by the
4 Building Official or Fire Code Official.”

5 Section 50: Section 16.24.030 of the Riverside Municipal Code is amended as follows:
6 **“Section 16.24.030 Size, Visibility, and Illumination Standards and type.**

7 ~~Addressing shall be illuminated at night in all new buildings. Address signs shall be~~
8 ~~internally or externally illuminated. When the luminance or the face of a sign is from an external~~
9 ~~source, it shall have an intensity of not less than 5.0 foot candles. Internally illuminated signs~~
10 ~~shall provide equivalent luminance.~~

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

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

21 A. Minimum Size and Contrast.

22 ~~For all buildings other than single-family dwellings including suite/unit identifiers, address~~
23 ~~numerals shall be a minimum of six (6) inches in height with a minimum stroke width of one (1)~~
24 ~~inch, and shall be of a color that contrasts sharply with the background surface. For single-family~~
25 ~~dwellings, address numerals shall be a minimum of four (4) inches in height with a minimum~~
26 ~~stroke width of one (1) inch, and likewise shall be contrasting and clearly visible.~~

27 B. Illumination Requirements for New Buildings and New Dwelling Units in Existing
28

1 Buildings.

2 Address numbers for all newly constructed buildings, and for any new dwelling unit(s) created
3 in an existing building, including additions and conversions, shall be illuminated during
4 nighttime hours to ensure visibility for emergency responders and public safety personnel.

5 Illumination shall be provided as follows:

- 6 1. Externally illuminated address signs shall be lit with an intensity of not less than five
7 (5) foot-candles, measured at the face of the sign.
- 8 2. Internally illuminated signs shall provide equivalent luminance to externally
9 illuminated signs.

10 C. Setback and Obstruction Accommodations.

11 Where a building is located more than 50 feet from the adjacent public or private street, or where
12 the primary address number(s) are not clearly visible due to landscaping, vegetation,
13 architectural elements, fencing, grade changes, or other obstructions, supplemental address
14 indentation shall be provided.

15 A secondary address sign shall be posted at the entrance of the driveway, private road, or access
16 point serving the building or structure. The secondary sign shall:

- 17 1. Be constructed of durable, weather-resistant materials, and reflective materials;
- 18 2. Be permanently mounted to a freestanding post or other approved structure;
- 19 3. Be clearly legible from both directions of travel; and
- 20 4. Comply with the minimum size, contrast, and visibility standards described in
21 subsection A.

22 Where multiple buildings are located on a property or site access may lead to ambiguity,
23 directional indicators, site maps, or additional signage may be required to identify the location
24 of individual buildings or units.

25 D. Maintenance.

26 All address identification signage shall be maintained in a legible, illuminated, and unobstructed
27 condition at all times. The Building Official or Fire Code Official may require the repair,
28

1 replacement, relocation, or upgrade of address numbers or signage found to be in noncompliance
2 with this Chapter.”

3 Section 51: Chapter 16.36 entitled “Public-Safety Radio Amplification System” is
4 deleted in its entirety as follows:

5 **~~Section 16.36.010 Purpose.~~**

6 ~~The purpose of this section is to require minimum standards to ensure a reasonable degree of~~
7 ~~reliability for radio communications of the City's Public Safety Emergency Services from within~~
8 ~~certain buildings and structures within the City.—~~

9 **~~Section 16.36.020 Applicability.~~**

10 ~~This article applies to construction permits issued after the effective date of this article.—~~

11 **~~Section 16.36.030 Scope.~~**

12 ~~The provisions of this section shall apply to:—~~

13 ~~A.—New buildings in accordance with California Fire Code Section 510 Emergency Responder~~
14 ~~Communications Coverage, and NFPA 1221, Edition 2019.—~~

15 ~~B.—Existing buildings when modifications or repairs exceed 50 percent of the usable floor area;~~
16 ~~and—~~

17 ~~C.—All basements regardless of the occupancy type, or parking structures.—~~

18 **~~Section 16.36.035 Definitions.~~**

19 ~~*City Certified persons* means a person skilled and factory trained on in-building RF distribution~~
20 ~~systems and approved by the City of Riverside. Typically, these will be person possessing a current~~
21 ~~FCC or a current technician certification issued by the Associated Public Safety Communications~~
22 ~~Officials International (APCO).—~~

23 ~~*Downlink* means radio frequencies traveling FROM outside the structure to inside the structure.~~
24 ~~Typically, the signals transmitted from a distant repeater to a portable radio inside a building.—~~

25 ~~*Radiating cable system* means a system that feeds a series of amplifiers and radiating cable~~
26 ~~antennas spread through the building using special radiating (leaky) coaxial cable.—~~

27 ~~*Radio frequency (RF) distribution system* means any system designed to receive radio signals~~
28

1 outside of the building and radiate it throughout the building and conversely, receive a radio signal
2 generated within the building and re-radiate a signal outside of the building.—

3 ~~Signal booster means a specialized radio frequency amplifier, also known as a "Bi-Directional~~
4 ~~Amplifier" or "BDA," that receives specific radio frequency signals from an antenna and amplifies~~
5 ~~and retransmits these signals.—~~

6 ~~Uplink means radio frequencies traveling from inside the structure to outside the structure.—~~

7 ~~Voter receiver system means receivers installed at multiple tower sites which feed audio to a~~
8 ~~comparator or voter at a central site. The comparator selects the receiver with the best signal and~~
9 ~~sends that audio to the dispatcher.—~~

10 **~~Section 16.36.040 Radio coverage.—~~**

11 ~~A.——No person shall erect, construct, modify, or repair any building or structure or any part~~
12 ~~thereof, or cause the same to be done which restricts or blocks adequate radio coverage for the~~
13 ~~City of Riverside radio communications system, including but not limited to firefighters and police~~
14 ~~officers.—~~

15 ~~B.——For the purpose of this section, adequate radio coverage shall constitute a successful~~
16 ~~communications test between the equipment in the building and the communications center where~~
17 ~~signal strength measurements in 95 percent of all areas and 99 percent of areas designated as~~
18 ~~critical areas by the fire code official on each floor of the building meet the signal strength and~~
19 ~~shall include all of the following:—~~

20 ~~1.——A minimum signal strength of 95 dBm available in 90 percent of the area of each floor of~~
21 ~~the building when transmitted from the Public Safety Communications Center; and—~~

22 ~~2.——A minimum average signal strength of 107 dBm for analog and 95 dBm for digital~~
23 ~~systems as received by the City's Public Safety Communications Center when transmitted from~~
24 ~~90 percent of the floor area of the building.—~~

25 ~~C.——As used in this section, 90 percent coverage or reliability means the radio will transmit and~~
26 ~~receive communications 90 percent of the time at the field strength and levels as defined in this~~
27 ~~article.—~~

1 **~~Section 16.36.050 FCC authorization.~~**

2 ~~If amplification is used in the system, all FCC regulated equipment shall have a current FCC~~
3 ~~Certification. The FCC certification numbers must be provided in writing to the Riverside~~
4 ~~Telecommunications Department.~~

5 ~~If required, additional FCC authorizations must be obtained prior to use of the system. A copy of~~
6 ~~these authorizations shall be provided to the City of Riverside's Frequency Coordinator.~~

7 **~~Section 16.36.060 Enhanced amplifications systems.~~**

8 ~~A. —Where buildings and structures are required to provide amenities to achieve adequate signal~~
9 ~~strength, they shall be equipped with any of the following to achieve the required adequate radio~~
10 ~~coverage for public safety channels; radiating cable system(s), internal multiple antenna system(s)~~
11 ~~with amplification system(s) as needed, voting receiver system(s) as needed, or any other City~~
12 ~~approved system(s).~~

13 ~~B. —If any part of the installed system or systems contains an electrically powered component,~~
14 ~~the system shall be capable of operating on an independent battery and/or generator system for a~~
15 ~~period of at least eight hours without external power input. The battery system shall automatically~~
16 ~~charge in the presence of external power.~~

17 ~~C. —Amplification equipment must have adequate environmental controls to meet the heating,~~
18 ~~ventilation, cooling, and humidity requirements of the equipment that will be utilized to meet the~~
19 ~~requirements of this Code. The area where the amplification equipment is located also must be~~
20 ~~free of hazardous materials. The~~
21 ~~location of the amplification equipment must be in an area that has 24 hour, seven day a week~~
22 ~~access for the City's authorized communications personnel without prior notice. All~~
23 ~~communications equipment including amplification systems, cable, and antenna systems shall be~~
24 ~~grounded with a single point ground system of five ohms or less. The ground system must include~~
25 ~~an internal tie point within three feet of the amplification equipment. System transient suppression~~
26 ~~for the telephone circuits, ac power, radio frequency (RF) cabling and grounding protection are~~
27 ~~required as needed.~~
28

1 ~~D. The use of signal Boosters operating on appropriate Riverside frequencies for the purpose~~
2 ~~of this article approved when required and are subject to the following conditions:—~~

3 ~~1. The signal booster must have a current FCC certification for the City of Riverside~~
4 ~~frequencies it will amplify and no others.—~~

5 ~~2. FCC Class B (broadband) amplifiers will use filters specifically tuned to City of Riverside~~
6 ~~frequencies and reject adjacent frequencies in the direction of the signals going into the structure~~
7 ~~one MHz or more from the closest City frequency by at least 35 dB. The City shall provide a list~~
8 ~~of current operating frequencies.—~~

9 ~~3. Signal boosters must have the capability of changing frequencies or adding frequencies as~~
10 ~~may be required in the future by the frequencies the FCC authorizes the City to use.—~~

11 ~~4. Signal boosters shall have the optional capability to send failure alarms to numeric City~~
12 ~~paggers or via a TCP/IP connection. The requirement of this option will be determined by the City~~
13 ~~based on a variety of factors including the nature of the occupancy and types of materials stored.—~~

14 ~~5. Unless otherwise approved by the City, signal boosters, associated filters, and options~~
15 ~~(except battery back-ups) shall be enclosed with a single NEMA 12 or better cable. The cabinets~~
16 ~~shall not have openings.—~~

17 ~~E. The following information shall be provided to the City representative by the building~~
18 ~~owner:—~~

19 ~~1. A blueprint showing the location of the amplification equipment and associated antenna~~
20 ~~systems, including a view showing building access to the equipment; and—~~

21 ~~2. Schematic drawings of the electrical, backup power, and antenna system.—~~

22 **~~Section 16.36.070 Testing procedures—Method to conduct tests.—~~**

23 ~~A. Tests shall be made by a City certified person(s) using test frequencies within the same~~
24 ~~band. If testing is done on the actual frequencies, then this testing must be coordinated within the~~
25 ~~City's Public Safety Communications Center. All testing must be done on frequencies authorized~~
26 ~~by the FCC. A valid FCC license will be required if testing is done on frequencies different from~~
27 ~~the police, fire, or emergency medical frequencies.—~~

1 ~~B. Measurements shall be made using the following guidelines:—~~

2 ~~1. With a service monitor using a unity gain antenna on a small ground plane;—~~

3 ~~2. Measurements shall be made with the antenna held in a vertical position as three to four~~
4 ~~feet above the floor;—~~

5 ~~3. A calibrated service monitor (with a factor calibration dated within 24 months) may be~~
6 ~~used to do the test;—~~

7 ~~4. A Public Safety Communications representative for the City may also make simultaneous~~
8 ~~measurements to verify that the equipment is making accurate measurements. A variance of three~~
9 ~~dB between the instruments will be allowed; and—~~

10 ~~5. If measurements in one location are varying, then average measurements may be used.—~~

11 **~~Section 16.36.075 Initial tests.—~~**

12 ~~A. A copy of such certification(s) shall be provided to the City's frequency coordinator. All~~
13 ~~compliance testing shall be the responsibility of the building or structure owner and shall be done~~
14 ~~at no expense to the City.—~~

15 ~~B. Signal strength, both downlink (inbound) and uplink (outbound), shall be measure on each~~
16 ~~and every floor above and below ground including stairwells, basements, penthouse facilities, and~~
17 ~~parking areas of the structure. The structure shall be divided into 50 foot grids and the~~
18 ~~measurements shall be taken at the center of each grid. In police substations and fire command~~
19 ~~posts, the grids shall be subdivided into four 25 foot grids in place of each 50 foot grid.—~~

20 **~~Section 16.36.080 Annual tests.—~~**

21 ~~When an in-building system is installed, all active components must be tested by City-certified~~
22 ~~person(s) a minimum of once every 12 months. If communications appear to have degraded or if~~
23 ~~the tests fail to demonstrate adequate system performance, the owner of the building or structure~~
24 ~~is required to remedy the problem and restore the system in a manner consistent with the original~~
25 ~~approval criteria. The re-testing will be done at no expense to the City as required in the original~~
26 ~~testing procedures. Annual tests results shall be sent to the City's frequency coordinator.—~~

27 ~~City staff may, at any time during routine business hours, conduct independent testing of the in-~~
28

1 ~~building system to verify proper operation.—~~

2 ~~**Section 16.36.090 Enforcement.**~~

3 ~~The provisions of this chapter may be enforced by procedures set forth in Chapter 1.17, by criminal~~
4 ~~prosecution, by civil injunction, or any other remedy provided by law.”~~

5 Section 52: Section 16.48.020 of the Riverside Municipal Code is amended as follows:

6 **“Section 16.48.020 Definitions.**

7 As used in this chapter the following terms shall have the following meanings:

8 *Building permit for new development* means a building permit issued pursuant to Chapter 16.08 of
9 the Riverside Municipal Code for a structure or a portion of a structure which is not a replacement
10 for a structure or a portion of a structure which existed on the same site on January 1, 1991.

11 *Alessandro Heights area* ~~shall mean that~~ refers to the area of the City of Riverside generally
12 located adjacent to the Alessandro Arroyo and as described by resolution of the City Council.”

13 Section 53: Section 16.68.030 of the Riverside Municipal Code is amended as follows:

14 **“Section 16.68.030 Definitions.**

15 For the purpose of this chapter, the following words, terms and phrases shall have the following
16 meanings:

17 A. *Accessory dwelling units* and *second units* according to the State of California legal definition
18 as following: 1) The second unit is not intended for sale and may be rented; 2) The lot is zoned for
19 single-family dwellings; 3) The lot contains an existing single-family dwelling; 4) The second unit
20 is either attached to the existing dwelling and located within the living area of the existing dwelling
21 or detached from the existing dwelling and located on the same lot as the existing dwelling; and
22 5) Are ministerially amended by each jurisdiction's local codes.

23 ...

24
25 J. *Long-term lease* as used in the TUMF Program, a "long-term lease" ~~shall mean~~ refers to a lease
26 with a term of no less than 20 years.

27 ...”
28

1 I, Donesia Gause, 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 ____, 2025, and that thereafter the said ordinance was duly and
4 regularly adopted at a meeting of the City Council on the ____ day of ____, 2025
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 ____, 2025.

12
13
14 DONESIA GAUSE
15 City Clerk of the City of Riverside
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28 311905 TAT 10/03/25