

2025 TRIENNIAL BUILDING STANDARDS CODE UPDATE: PUBLIC HEARING TO ADOPT BUILDING AND FIRE ORDINANCES AND A RESOLUTION OF EXPRESS FINDINGS FOR LOCAL AMENDMENTS

Community and Economic Development
Fire Department

City Council

November 18, 2025

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BACKGROUND

Adopting Codes by Reference

1. CA Government Code Section 50022:
 - a) Requires an introduction and first reading of ordinances
 - b) Proceeded by a Public Hearing to consider adoption
2. On October 21, 2025, City Council introduced the proposed ordinances and directed staff to set a public hearing for November 18, 2025, to ensure ordinances take effect on January 1, 2026.



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BACKGROUND - CONTINUED

California Building Standards Code

1. Building Standards Commission adopts new codes based on national "model" codes every 3 years
2. CA Code of Regulations, Title 24 – the "California Building Standards Code" has 13 parts including Building, Fire codes, and various others
3. Enforced through local and state agencies (HCD, OSHPD, SFM, etc.)



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BACKGROUND - CONTINUED

Local Amendments Permitted

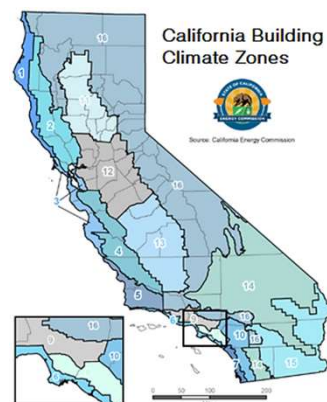
Local agencies may amend the technical building standards if specific conditions exist:

- a) Agencies must make express findings through Resolution
- b) Must be more restrictive than state codes
- c) Must fall within the three justifications for local amendments

Climatic

Geological

Topographical



Administrative local amendments are exempt from these requirements

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DISCUSSION

Significant Statewide Code Changes

Modernized Safety Standards:

- Introduces **California Wildland-Urban Interface Code (CWUIC)** consolidating wildfire-related construction standards

Accessibility Enhancements:

- Updates standards for multifamily housing, transient lodging, and social service facilities

Energy and Sustainability:

- Expands CalGreen measures for both residential and commercial projects
- Improves water efficiency and ventilation standards



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DISCUSSION

Local Building Code Amendments

Residential & Building Code Updates (Chapter 16.06 & 16.08)

- Adds bonding for Temporary Certificates of Occupancy
- Strengthens pool barrier requirements for new or modified dwellings

EV & Hydrogen Infrastructure (Chapter 16.23)

- Expands streamlined permitting to include hydrogen fueling stations consistent with SB 1418

Addressing Standards (Chapter 16.24)

- Enhances address visibility, size, and illumination standards
- Improves emergency response and address consistency



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DISCUSSION

Local Fire Code Amendments

Fire Prevention (Chapter 16.32)

- Streamlines sprinkler system permitting (Sec. 105.6.2)
- Aligns open flame restrictions with wildland fire hazard zones (Sec. 308.1.5)
- Cleans up sprinkler installation and monitoring language (Secs. 903.2 & 907.6.6)

Public Safety Radio Amplification (Chapter 16.36)

- Provision has been removed
- Now fully governed by the California Fire Code



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DISCUSSION

Sequence of code adoption events:



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RECOMMENDATIONS

That the City Council:

1. Conduct a Public Hearing adopting the following:

- a) Adopt the ordinances introduced on October 21, 2025, and listed as follows: 1) Adopting the 2025 Edition of California Code of Regulations Title 24, the California Building Standards Code with local amendments thereto; 2) Amending Chapter 1.17 of the Riverside Municipal Code, Administrative Code Enforcement Remedies; and 3) Amending Chapter 5.59 of the Riverside Municipal Code, Fire Alarm System.
- b) Adopt a Resolution making the necessary express findings as required by state law to support local amendments to the 2025 edition of California Code of Regulations Title 24, the California Building Standards Code



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