

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. _____ 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 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 a general
6 requirement conflicts with a specific one, the specific requirement shall apply.”

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

8 **“Section 16.04.110 Building official.**

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

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

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

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

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

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

20 ...

21 B. A person applying for a permit under this Code to perform work on a project with a valuation
22 exceeding \$50,000, shall submit the following information at the time of permit issuance and prior
23 to commencement of work:

24 1. A list of all subcontractors and provide verification of each subcontractor's state
25 contractor license and license category, city business license and federal tax identification number.
26 No person shall contract or subcontract construction work without a valid contractor's license
27 pursuant to applicable provisions of the state business and professions code.
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1 ...”

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

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

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

17 ...

18 ...

19 If a permit was issued to bring an un-permitted building, structure or other unlawful, substandard,
20 or hazardous condition into compliance with any applicable law, ordinance or regulation, the
21 Building Official is authorized to establish predetermined time frames upon which the permit shall
22 expire by limitation and become null and void. With justifiable cause, the Building Official may
23 extend the validity of such permit one time for a period not exceeding 180 days beyond the initial
24 limit upon written request by the applicant filed with the Building Official prior to the expiration
25 date of the original permit.

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

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

12 **"Section 16.04.335 Expiration of plan review applications.**

13 A. Expiration of Plan Review Applications

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

17 B. Disposition of Submitted Documents

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

22 C. Extension of Plan Review Applications

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

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

4 No permit application shall be extended beyond 720 days after the original plan review submittal
5 date, or as otherwise determined by the Building Official.”

6 Section 6: Section 16.04.365 of the Riverside Municipal Code is amended as follows:

7 **“Section 16.04.365 Afterhours plan review and inspections.**

8 At the discretion of the Building Official, the Building & Safety Division may perform
9 inspections or complete plan reviews during other than normal working hours upon the request of
10 an applicant. The charge for afterhours plan review or inspection services shall be two and one-
11 half times the hourly wage rate of the plan reviewer or inspector providing the service, or as
12 otherwise set by resolution of the City Council. Such service for each hour or any portion thereof,
13 shall be in addition to any other fees that may have been paid or are due. Afterhours inspection or
14 plan review requests require a minimum two-hour service charge.”

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

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

17 Plan review fees may be refunded by the Building Official provided the application has not
18 expired and the checking of plans has not commenced. In such cases, a portion equal to 80 percent
19 of the plan review fee may be refunded. The fee for processing such refunds shall be as established
20 by resolution of the City Council. This fee shall be deducted from any moneys being refunded. No
21 refund shall be made without first receiving a request in writing therefor from the person paying
22 the fee, together with authorization in writing from the property owner.”

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

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

25 Permit fees may be refunded by the Building Official provided the permit has not expired
26 and no inspections have been made in connection therewith. In such cases, a portion equal to 80
27 percent of the permit fee may be refunded. The fee for processing such refund shall be as
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1 established by resolution of the City Council. The fee shall be deducted from any moneys being
2 refunded. No refund shall be made without first receiving a request therefor in writing from the
3 person paying the fee, together with authorization in writing from the property owner.”

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

5 **“Section 16.04.400 Other refunds.**

6 *Fees for Services.* At the discretion of the Building Official, fees imposed by this title for
7 inspections or other services, except for those specifically listed elsewhere in this chapter, may be
8 refundable provided the inspection or service in connection therewith has not been performed. The
9 fee for processing such refund shall be the same as that established pursuant to Section
10 16.04.390 above. No refund shall be made without first receiving a request therefor in writing from
11 the person paying the fee. Such request for refund shall be received not more than 180 days from
12 the date of payment of the fee.”

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

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

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

24 ...

25
26 An inspection shall then be made by the Building Official. Where necessary, the owner
27 shall apply for and the City may issue permits to correct any conditions deemed to pose a potential
28 threat to life, limb, or property. Once the inspection(s) have been made; all necessary permits have

1 been obtained, inspected and approved; and all obvious potential threats to life, limb or property
2 have been corrected, the Building Official may approve the application for unpermitted
3 construction and or noncomplying condition(s). When approved by the Building Official,
4 conditions deemed not to pose a potential threat to life, limb, or property may be allowed to
5 remain.”

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

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

8 A. *General.* To hear and decide appeals of orders, decisions or determinations made by the
9 Building Official relative to the application and interpretation of this Code, there is hereby created
10 a Board of Building Appeals. The Board of Building Appeals shall be the Mobility and
11 Infrastructure Committee of the City Council. Depending on the subject of the appeal, specialized
12 expertise may be solicited for the purpose of providing input to the Appeals Board. The Building
13 Official shall be an ex officio member of said Board but shall not have a vote on any matter before
14 the Board. The Board shall establish policies and procedures to carry out its business.

15 ...

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

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

24 ...

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

7 Appeals shall be in writing and within ten days of any final order or determination made by the
8 Building Official stating the grounds for the appeal and shall be accompanied by a fee in the
9 amount set by resolution of the City Council. Failure to request an appeal to the board in a timely
10 manner constitutes a waiver of the right to a hearing before the board and a failure to exhaust
11 administrative remedies.

12 ...

13 The board shall render a final decision with a two-thirds majority vote and the decision of the
14 board of building appeals shall be final. Final determinations shall be in writing to the appellant
15 and Building Official who shall take immediate action in accordance with the decision of the
16 board.”

17
18 Section 12: Section 16.04.490 of the Riverside Municipal Code is amended as follows:
19 **“Section 16.04.490 Temporary use of utilities.**

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

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

28 B. The Building Official shall impose such restrictions upon the temporary use of gas or electrical

1 energy as deemed necessary to ensure safety, facilitate inspection, and secure compliance with the
2 provisions of Chapters 16.04 through 16.34, any other applicable chapter of the City Code, and all
3 other relevant provisions of this Code.

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

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

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

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

11 **“Section 16.04.510 Violations.**

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

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

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

21 The California Residential Code, 2025 Edition, Part 2.5 of Title 24 of the California Code
22 of Regulations, including appendices and any related errata, and any amendments thereto by the
23 State of California in the 2025 Edition of Title 24 of the California Code of Regulations,
24 promulgated by the International Code Council, which regulates the construction, alteration,
25 movement, enlargement, replacement, repair, equipment, use, and occupancy, location,
26 maintenance, removal and demolition of every detached one- and two-family dwelling,
27 townhouse not more than three stories above grade plane in height with a separate means of
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egress and structures accessory thereto, is adopted and by this reference is made a part of this Code with the force and effect as though set out herein in full, with the exception of those parts expressly excepted and deleted or as amended by this chapter. One copy of the California Residential Code with the amendments thereto by the State of California, which has been certified as a true copy, is on file and open to public inspection in the office of the Building Official.”

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

“Section 16.06.030 Sections deleted and not adopted.

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

1. Chapter 1, Division II Sections R105.3.2, R105.5, R108, R110.3, R111, R112;
2. Appendix AA, AB, AC;
3. Appendix BA, BB, BC, BD, BE, BI, BJ, BK, BL, BN, BO;
4. Appendix CA, CB, CC, CD, CE, CF, CG, CH, CJ, CK;
5. Appendix NA, NB, NC, ND, NE, NF, NG, NH, NI.

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

“Section 16.06.040 Swimming pool barrier requirement.

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

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

...

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

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

2 C. Modification of Existing Barriers and Construction of Additional Dwellings Compliance
3 Required.

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

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

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

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

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

19
20 Section 17: Section 16.07.020 of the Riverside Municipal Code is amended as follows:
21 **“Section 16.07.020 California Green Building Standards Code adopted – Filed with**
22 **Building Official.**

23 The California Green Building Standards Code, 2025 Edition, Part 11 of Title 24 of the
24 California Code of Regulations, including any related errata, and any amendments thereto by the
25 State of California in the 2025 Edition of Title 24 of the California Code of Regulations, which
26 regulates the planning, design, operation, use and occupancy of every newly constructed building
27 or structure is adopted and by this reference is made a part of this Code with the force and effect
28 as though set out herein in full, with the exception of those parts expressly excepted and deleted

1 or as amended by this chapter. One copy of the California Green Building Standards Code with
2 the amendments thereto by the State of California, which has been certified as a true copy, is on
3 file and open to public inspection in the office of the Building Official.”

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

6 The California Building Code, 2025 Edition, Part 2 of Title 24 of the California Code of
7 Regulations, consisting of two volumes, including appendices and any related errata, and any
8 amendments thereto by the State of California in the 2025 Edition of Title 24 of the California
9 Code of Regulations, promulgated by the International Code Council, which regulates the erection,
10 construction, enlargement, alteration, repair, moving, removal, conversion, demolition,
11 occupancy, equipment, use, height, area and maintenance of buildings and other structures, is
12 adopted and by this reference is made a part of this Code with the force and effect as though set
13 out herein in full, with the exception of those parts expressly excepted and deleted or as amended
14 by this chapter. One copy of the California Building Code with the amendments thereto by the
15 State of California, which has been certified as a true copy, is on file and open to public inspection
16 in the office of the Building Official.”

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

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

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

22 ...

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

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

26 107.3.1 of the California Building Code is hereby amended to read as follows: Section 107.3.1
27 Approval of construction documents. When the Building Official issues a permit, the construction
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1 documents shall be approved for code compliance in writing or by stamp. One set of construction
2 documents so reviewed shall be retained by the Building Official. The other set shall be returned
3 to the applicant, shall be kept at the site of work and shall be open to inspection by the Building
4 Official or a duly authorized representative.”

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

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

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

9 109.7 Temporary Certificate of Occupancy Fees – Upon issuance of a Temporary Certificate of
10 Occupancy (TCO), the Building & Safety Department shall require the applicant to provide a bond
11 in a form and amount determined by the Building Official, based on the estimated cost of labor
12 and materials necessary to complete the outstanding work required for permanent occupancy, or
13 ten thousand dollars (\$10,000), whichever is greater, to ensure timely completion of all outstanding
14 work required for permanent occupancy.

15 The purpose of the bond is to guarantee the correction or completion of any work necessary to
16 eliminate hazardous or unsafe conditions and to bring the project into full compliance with
17 applicable regulations.

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

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

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

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

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

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

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

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

11 1. *Location and orientation.* Consistent with land use standards, residential structures
12 located in noise critical areas, such as proximity to the select system of County roads and City
13 streets (as specified in Streets and Highways Code Section 2382), railroads, rapid transit lines,
14 airports or industrial areas shall be designed to prevent the intrusion of exterior noises beyond
15 prescribed levels with all exterior doors and windows in the closed position. Proper design shall
16 include but shall not be limited to orientation of the residential structure, setbacks, shielding and
17 sound insulation of the building itself.

18 ...

19
20 C. *Exceptions.* The following uses are exempt from the requirements of Subsection B.5 and may
21 instead comply with a prescriptive standard established by the Building Official pursuant to the
22 established policies and procedures:

23 1. Newly constructed R-3 single family dwelling units located on individual lots not part
24 of parcel or tract map developments;

25 2. Newly constructed, added or converted accessory dwelling unit (ADU) or junior
26 accessory dwelling unit (JADU) accessory to an existing primary dwellings on single-family zoned
27 property.

28 Applicants seeking exemption under this subsection shall submit documentation during plan

1 review demonstrating equivalency to the minimum standards set forth herein.

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

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

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

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

14 **EXCEPTIONS:**

15 1. The Building Official is authorized to establish a policy exempting structures deemed minor in
16 nature from geological investigations.”

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

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

19 201 of the Uniform Code for the Abatement of Dangerous Buildings is amended by adding
20 thereto a new subsection 201.4 to read as follows:

21 201.4 Deputies. In accordance with prescribed procedures and with the approval of the
22 appointing authority, the Building Official may appoint such number of technical officers
23 and inspectors and other employees as shall be authorized from time to time. The Building
24 Official may deputize such inspectors or employees as may be necessary to carry out the
25 provisions of the Uniform Code for the Abatement of Dangerous Buildings.”

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

2 **“Section 16.10.050 Section 302 amended.**

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

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

10 **“Section 16.10.070 Section 501 amended.**

11 Wherever the board of appeals may be mentioned in Sections 501.1, 501.2, and 501.3, such term
12 refers to an Administrative Hearing Officer as established in Chapter 1.17 of this code.”

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

14 **“Section 16.10.080 Section 601 amended.**

15 Wherever the board of appeals or hearing examiner may be mentioned in Section 601, such terms
16 refers to an Administrative Hearing Officer as established in Chapter 1.17 of this code.”

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

18 **“Section 16.10.090 Section 602 amended.**

19 Wherever the board of appeals may be mentioned in Sections 501.1, 501.2, and 501.3, such term
20 refers to an Administrative Hearing Officer as established in Chapter 1.17 of this code.”

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

22 **“Section 16.10.110 Section 604 amended.**

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

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1 Section 30: Section 16.10.130 of the Riverside Municipal Code is amended as follows:
2 **“Section 16.10.130 Section 701 amended.**

3 Wherever the board of appeals may be mentioned in Section 604, such term refers to an
4 Administrative Hearing Officer as established in Chapter 1.17 of this code.”

5 Section 31: Section 16.11.020 of the Riverside Municipal Code is amended as follows:
6 **“Section 16.11.020 California Mechanical Code adopted--Filed with Building Official.**

7 The California Mechanical Code, 2025 Edition, including appendices, Part 4 of Title 24 of
8 the California Code of Regulations, and any related errata, and any amendments thereto by the
9 State of California promulgated by the International Association of Plumbing and Mechanical
10 Officials, which regulates the erection, installation, alteration, repair, relocation, replacement,
11 addition to, use or maintenance of any equipment as defined herein, is adopted and by this
12 reference is made a part of this Code with the force and effect as though set out herein in full with
13 the exception of those parts expressly excepted and deleted or amended by this chapter. One copy
14 of the California Mechanical Code, which has been certified as a true copy, is on file and open to
15 public inspection in the office of the Building Official.”

16 Section 32: Section 16.12.020 of the Riverside Municipal Code is amended as follows:
17 **“Section 16.12.020 California Plumbing Code adopted--Filed with Building Official.**

18 The California Plumbing Code, 2025 Edition, Part 5 of Title 24 of the California Code of
19 Regulations, including appendices and any related errata, and any amendments thereto by the State
20 of California promulgated by the International Association of Plumbing and Mechanical Officials,
21 which regulates the design, construction, installation, quality of materials, location, operation,
22 equipment and maintenance of plumbing systems, is adopted and by this reference is made a part
23 of this Code with the same force and effect as though set out in this chapter in full, with the
24 exception of those parts expressly excepted, deleted or as amended by this chapter. One copy of
25 the California Plumbing Code, which has been certified as a true copy is on file and open to public
26 inspection in the office of the Building Official.”

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1 Section 33: Section 16.13.020 of the Riverside Municipal Code is amended as follows:
2 **“Section 16.13.020 California Energy Code adopted—Filed with Building Official.**

3 The California Energy Code, 2025 Edition, Part 6 of Title 24 of the California Code of
4 Regulations, including appendices and any related errata, and any amendments thereto by the State
5 of California promulgated by the California Energy Commission, which regulates the design,
6 construction, installation, quality of materials, location, operation, equipment and maintenance of
7 energy efficient systems, is adopted and by this reference is made a part of this Code with the same
8 force and effect as though set out in this chapter in full, with the exception of those parts expressly
9 excepted, deleted or as amended by this chapter. One copy of the California Energy Code, which
10 has been certified as a true copy is on file and open to public inspection in the office of the Building
11 Official.”

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

15 The California Existing Building Code, 2025 Edition, Part 10 of Title 24 of the California
16 Code of Regulations, consisting of Parts 8, 10 and 12, including appendices and any related errata,
17 and any amendments thereto by the State of California in the 2025 Edition of Title 24 of the
18 California Code of Regulations, promulgated by the International Code Council, which regulates
19 the erection, construction, enlargement, alteration, repair, moving, removal, conversion,
20 demolition, occupancy, equipment, use, height, area and maintenance of buildings and other
21 structures, is adopted and by this reference is made a part of this Code with the force and effect as
22 though set out herein in full, with the exception of those parts expressly excepted and deleted or
23 as amended by this chapter. One copy of the California Building Code with the amendments
24 thereto by the State of California, which has been certified as a true copy, is on file and open to
25 public inspection in the office of the Building Official.”

26
27 //

28 //

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

3 The California Electrical Code, 2025 Edition, Part 3 of Title 24 of the California Code of
4 Regulations, and any related errata, and any amendments thereto by the State of California,
5 copyrighted by the National Fire Protection Association, which regulates the erection,
6 construction, demolition, equipment, use and maintenance of electrical systems, is adopted and by
7 this reference is made a part of this Code with the same force and effect as though set out in this
8 chapter in full, with the exception of those parts expressly excepted, deleted or as amended by this
9 chapter. One copy of the California Electrical Code, which has been certified as a true copy is on
10 file and open to public inspection in the office of the Building Official.”

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

13 All electrical wiring and equipment for which a permit is required shall be inspected and
14 approved by the Building Official before being concealed, energized or used. All fees required by
15 this Code shall be paid by the applicant prior to the energizing or use of such wiring or equipment.
16

17 ...

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

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

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

24 This chapter shall be known as the Wildland-Urban Interface Code and may be cited as such.
25 Whenever in this Code, or any ordinance of the City, the phrases “International Wildland-Urban
26 Interface Code” or “California Wildland-Urban Interface Code” appear, such phrases shall be
27 deemed and construed to refer and apply to this chapter in conjunction with Chapter 16.04.
28

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

3 The California Wildland-Urban Interface Code, 2025 Edition, Part 7 of Title 24 of the California
4 Code of Regulations, including appendices and any related errata, and any amendments thereto by
5 the State of California in the 2025 Edition of Title 24 of the California Code of Regulations,
6 promulgated by the International Code Council, which regulates the erection, construction,
7 enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment,
8 use, height, area and maintenance of buildings and other structures, is adopted and by this reference
9 is made a part of this Code with the force and effect as though set out herein in full, with the
10 exception of those parts expressly excepted and deleted or as amended by this chapter. One copy
11 of the California Wildland-Urban Interface Code with the amendments thereto by the State of
12 California, which has been certified as a true copy, is on file and open to public inspection in the
13 office of the Building Official.”

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

15 **“Section 16.20.120 Building demolition permit fee.**
16

17 The fee for each permit and for plan review shall be as set by resolution of the City
18 Council.”

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

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

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

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

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

3 ...”

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

5 **“Section 16.22.030 Definitions.**

6 For the purpose of this chapter, words and terms shall be defined as set forth in this section.
7 Where terms are not defined in this Code and are defined in other codes, such terms shall have
8 the meanings ascribed to them as in those codes. Where terms are not defined through the
9 methods authorized by this section, such terms shall have ordinary accepted meanings such as
10 the context implies.

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

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

14 *Kilowatt Thermal* refers to:

15 ...”

16
17 Section 41: The title of Chapter 16.23 of the Riverside Municipal Code entitled
18 “Electric Vehicle Charging Station Streamlined Permitting Process” is hereby amended to read as
19 follows:

20 **“Chapter 16.23 - ELECTRIC VEHICLE CHARGING STATION AND**
21 **HYDROGEN FUELING STATION STREAMLINED PERMITTING PROCESS.”**

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

23 **“Section 16.23.010 Purpose.**

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

28

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

2 **“Section 16.23.020 Applicability.**

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

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

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

11 **“Section 16.23.030 Definitions.**

12 For the purpose of this chapter, words and terms shall be defined as set forth in this section.
13 Where terms are not defined in this Code and are defined in other codes, such terms shall have
14 the meanings ascribed to them as in those codes. Where terms are not defined through the
15 methods authorized by this section, such terms shall have ordinary accepted meanings such as
16 the context implies.

17 *Electric vehicle charging station* means the following:
18

19 ...

20 *Specific adverse impact* means the following:

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

24 *Hydrogen fueling station* means the following:

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

27 //

28 //

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

2 **“Section 16.23.040 Requirements.**

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

6 B. Electric vehicle charging stations and hydrogen fueling stations shall be designed, installed,
7 operated, and maintained in accordance with all applicable codes, standards, and regulations
8 adopted by the State of California and the City, including applicable national and international
9 safety and performance standards, and the requirements of accredited testing laboratories.”

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

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

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

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

18 ...

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

22 E. The Building and Safety Division may refer to the recommendation contained in the most
23 current version of the Hydrogen Station Permitting Guidebook and the Zero-Emissions Vehicles
24 in California: Community Readiness Guidebook published by the Governor's Office of Planning
25 and Research, when adopting the electric vehicle charging and hydrogen fueling station permit
26 process and checklist.”

27 //
28

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

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

3 A. The Building Official shall implement an administrative review process to expedite approval
4 of electric vehicle charging stations and hydrogen fueling stations. Where the application meets
5 the requirements of the approved checklist and standards and there are no specific, adverse
6 impacts upon public health or safety, the Building and Safety Division shall complete the
7 building permit approval process, which is nondiscretionary. Review of the application for
8 electric vehicle charging stations shall be limited to the Building Official's review of whether
9 the application meets local, state, and federal health and safety requirements.

10 ...

11 C. The Building Official may require an applicant to apply for a special use permit if the official
12 finds, based on substantial evidence, that the electric vehicle charging station and hydrogen
13 fueling station could have a specific, adverse impact upon the public health and safety. Such
14 decisions may be appealed to the City Planning Commission in accordance with the procedures
15 in Chapter 16.680.

16 ...”

17 Section 48: Section 16.24.010 of the Riverside Municipal Code is amended as follows:

18 **“Section 16.24.010 Uniform system adopted.**

19 For the promotion of safety, convenience, comfort, peace, order and the general welfare
20 of the City, a uniform system of building addressing is hereby adopted and established. This
21 system shall be administered by the Building & Safety Division, and all address numbers shall
22 be maintained within the City’s (GIS) Geographic Information System mapping database as the
23 official record of address assignments.”

24 Section 49: Section 16.24.020 of the Riverside Municipal Code is amended as follows:

25 **“Section 16.24.020 Address Identification Required.**

26 Every person owning, controlling, occupying or using any structure, house, building, or
27 place of business situated on property fronting on any public street, avenue, road, alley or other
28

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

6 Section 50: Section 16.24.030 of the Riverside Municipal Code is amended as follows:

7 **“Section 16.24.030 Size, Visibility, and Illumination Standards.**

8 **A. Minimum Size and Contrast.**

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

14 **B. Illumination Requirements for New Buildings and New Dwelling Units in Existing**
15 **Buildings.**

16 Address numbers for all newly constructed buildings, and for any new dwelling unit(s) created
17 in an existing building, including additions and conversions, shall be illuminated during
18 nighttime hours to ensure visibility for emergency responders and public safety personnel.
19 Illumination shall be provided as follows:

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

25 **C. Setback and Obstruction Accommodations.**

26 Where a building is located more than 50 feet from the adjacent public or private street, or where
27 the primary address number(s) are not clearly visible due to landscaping, vegetation,
28 architectural elements, fencing, grade changes, or other obstructions, supplemental address

1 indentation shall be provided.

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

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

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

12 D. Maintenance.

13 All address identification signage shall be maintained in a legible, illuminated, and unobstructed
14 condition at all times. The Building Official or Fire Code Official may require the repair,
15 replacement, relocation, or upgrade of address numbers or signage found to be in noncompliance
16 with this Chapter.”

17 Section 51: Chapter 16.36 entitled “Public-Safety Radio Amplification System” is
18 deleted in its entirety.

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

20 **“Section 16.48.020 Definitions.**

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

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

25 *Alessandro Heights area* refers to the area of the City of Riverside generally located adjacent to
26 the Alessandro Arroyo and as described by resolution of the City Council.”

27 //

28

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

2 **“Section 16.68.030 Definitions.**

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

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

11 ...

12 J. *Long-term lease* as used in the TUMF Program, a "long-term lease" refers to a lease with a term
13 of no less than 20 years.

14 ...”

15 Section 54: Section 16.80.020 of the Riverside Municipal Code is amended as follows:

16 **“Section 16.80.020 Definitions.**

17 As used in this chapter, the following words and phrases have the meanings set forth below:

18 "CEQA" means the California Environmental Quality Act and the accompanying guidelines.

19 ...

20 "Vehicle Miles Traveled Mitigation Fee" refers to the cost charged to an applicant by the City to
21 implement the TDMs as calculated per VMT unit.”

22 Section 55: The City Council has reviewed the matter and, based upon the facts and
23 information contained in the staff reports, administrative record, and written and oral testimony,
24 hereby finds that this ordinance is not subject to CEQA pursuant to Sections 15060(c)(2),
25 15060(c)(3) and/or 15061(b)(3) of the State CEQA Guidelines, California Code of Regulations,
26 Title 14, Chapter 3, in that it will not result in a direct or reasonably foreseeable indirect physical
27 change in the environment nor have a significant impact on the environment.
28

Section 56: The City Clerk shall certify to the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption.

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 ordinance was duly and regularly introduced at a meeting of the City Council on the ____ day of _____, 2025, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council 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

311905 TAT 10/03/25