

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
19.2
(ID # 10390)

MEETING DATE:

Tuesday, August 27, 2019

FROM : TLMA-BUILDING AND SAFETY:

SUBJECT: BUILDING AND SAFETY DEPARTMENT: PUBLIC HEARING FOR AND ADOPTION OF ORDINANCE NO. 457.104 amending Ordinance No. 457 in its entirety and adopting the 2016 California Building Standards Code as amended, updating the substandard building abatement process, and reducing the building permit fees; CEQA Exempt. All Districts. [\$40,000 - TOTAL, 100% Department Fund]

RECOMMENDED MOTION: That the Board of Supervisors:


1. Conduct a public hearing on Ordinance No. 457.104 and at the close of the public hearing, adopt Ordinance No. 457.104 amending Ordinance No. 457 in its entirety and replacing it with language adopting the 2016 California Building Standards Code as amended, updating the substandard building abatement process, and reducing the building permit fees; and
2. Direct the County Clerk of the Board to file the Notice of Exemption with the County Clerk and post in accordance with the California Environmental Quality Act.

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: August 27, 2019
xc: TLMA/Bldg. & Safety

Kecia R. Harper
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 40,000	\$ 0	\$ 40,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Building and Safety Department Fund 100%			Budget Adjustment:	No
			For Fiscal Year:	19/20

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On August 6, 2019, Agenda Item 3.37 (MT Item 10389), the Board of Supervisors found Ordinance No. 457.104 exempt from CEQA pursuant to State CEQA Guidelines sections 15061(b)(3) and 15273. This ordinance provides a comprehensive update to the County's building standards and procedures and substandard building abatement process to ensure compliance and consistency with the 2016 California Building Standards Code and other County ordinances. This ordinance also establishes more restrictive local building standards that are reasonably necessary based on local climatic, geological or topographical conditions. Finally, this ordinance reduces each building permit fee by \$40.00 and creates a new subcategory of fee for repeat tract walls of \$254.39, as further explained in the attached data sheet. The initiation to update Ordinance No. 457 was approved by the Board of Supervisors on June 25, 2019, Agenda Item 3.37 (MT Item 10154). This ordinance will become effective 60 days from the date of adoption.

Impact on Residents and Businesses

Most of the changes to Ordinance No. 457 merely implement existing state law, streamline or clarify processing procedures, remove outdated sections, and reduce redundancies that already exist in state law. Additionally, reducing building permit fees by \$40.00 creates a positive financial impact to anyone seeking a future building permit. The creation of the repeat tract wall permit fee, "Repeat Production Walls", creates a fixed cost for subdivision developers for a repeat tract wall and reduces the overall cost of development for a subdivision. The remainder of the substantive revisions to Ordinance No. 457 impose more restrictive building standards than state law, which are unavoidable and necessary based on the local climatic, geological and topographical conditions of Riverside County. Finally, this ordinance updates the substandard building abatement process in compliance with state law.

Additional Fiscal Information

N/A

ATTACHMENTS:

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

Attachment A: Ordinance No. 457.104


Attachment B: Data Sheet Concerning New Fees in Ordinance No. 457.104

Attachment C: Notice of Exemption



Jason Farin, Senior Management Analyst

8/21/2019



Gregory V. Priaplos, Director County Counsel

8/15/2019

1 construction of ponds, construction performed without a permit, handling of
2 construction sites, grading, and processing requirements for grading permits.

3 G. The average wind conditions in Riverside County can vary substantially from
4 region to region with high wind gusts exceeding 50 miles per hour in the
5 desert area of Riverside County. In addition, Riverside County experiences
6 annual hot and dry Santa Ana winds. The wind conditions in Riverside
7 County contribute to blown sand and soil, which can cause erosion of and
8 damage to building materials and unfinished buildings, structures, grading
9 elevations or building sites. This type of wind erosion may leave buildings
10 and structures more susceptible to fire damage, as well. These conditions
11 require more stringent local modifications to the criteria for the architectural
12 design and structural design for buildings and structures, submittal
13 requirements, construction of buildings and structures, construction
14 performed without a permit, and handling of construction sites.

15 H. The temperature variation in Riverside County can range from 20 degrees
16 Fahrenheit with snow in Idyllwild to well over 100 degrees several days of
17 the year in the desert area of Riverside County. The extreme temperature
18 conditions may have an adverse effect on building materials and unfinished
19 buildings and structures because these materials are not designed for long
20 term exposure to these weather conditions. In addition, the extreme
21 temperature conditions may create additional stress on the integrity of
22 buildings and structures. These conditions require more stringent local
23 modifications to the criteria for the architectural design and structural design
24 for buildings and structures, submittal requirements, construction of buildings
25 and structures, construction without permit, and handling of construction
26 sites.

27 I. A variety of regions exist within Riverside County including deserts,
28 mountains, brush covered wild lands, the Salton Sea, and agricultural lands.

1 Additionally, elevations within Riverside County range from 300 feet below
2 sea level to mountains over 10,000 feet in height. Certain areas of Riverside
3 County are also located in floodplains, which necessitates certain local
4 modifications to account for potential damage to the buildings, structures, and
5 grading due to flooding. These conditions require more stringent local
6 modifications to the criteria for the architectural design and structural design
7 for buildings and structures, submittal requirements, construction of buildings
8 and structures, construction of ponds, construction without permit, grading,
9 and processing requirements for grading permits.

10 J. Among the many earthquake faults in Riverside County, two major
11 earthquake faults, the San Andreas Fault and the San Jacinto Fault, bisect
12 Riverside County and numerous minor faults exist throughout Riverside
13 County. As a result, a substantial amount of building and structures located in
14 Riverside County are likely to be impacted by earthquakes. Earthquakes can
15 impact the soil compaction and cause damage to buildings and structures,
16 changes in elevation to grading sites and building sites, and impede
17 emergency access to properties. These conditions require more stringent local
18 modifications to the criteria for the architectural design and structural design
19 for buildings and structures, submittal requirements, construction of buildings
20 and structures, construction of ponds, construction without permit, grading,
21 and processing requirements for grading permits.

22 K. A wide variety of soil conditions exist throughout Riverside County, which
23 may cause challenges in maintaining the structural integrity of buildings and
24 structures, landslides during heavy rainstorms, and damage to buildings and
25 structures during earthquakes. These conditions require more stringent local
26 modifications to the criteria for the architectural design and structural design
27 for buildings and structures, submittal requirements, construction of buildings
28

1 and structures, construction of ponds, construction without permit, grading,
2 and processing requirements for grading permits.

- 3 L. The local modifications to the California Building Standards Code are
4 necessary to establish the minimum requirements for building standards of
5 buildings, structures, and improvements in order to protect the public health,
6 safety and general welfare in the County of Riverside.

7 Section 2. PURPOSE. The purpose of this ordinance is to do all of the following:

- 8 A. Adopt the 2016 California Building Standards Code, California Code of
9 Regulations, Title 24, including any errata and supplements, with local
10 amendments to establish the minimum requirements for building standards of
11 buildings, structures, and improvements, which are necessary to protect the
12 public health, safety and general welfare.

- 13 B. Declare and establish as a public nuisance every substandard building or
14 portion thereof as defined in the State Housing Law, Health and Safety Code
15 Sections 17920.3 and 17920.10, as may be amended from time to time and
16 implement the laws, rules and regulations to be enforced by local enforcement
17 agencies provided in Title 25 of the California Code of Regulations, Division
18 1, Chapter 1, Subchapter 1, State Housing Law Regulations.

19 Section 3. AUTHORITY. This ordinance is adopted pursuant to all of the following:

- 20 A. California Health and Safety Code Sections 17958, 17958.5, 17958.7 and
21 18941.5, California Building Code Section 1.8.6.2 and California Residential
22 Code Section 1.8.6.2, which authorize a local enforcement agency to adopt
23 more restrictive building standards to the 2016 California Building Standards
24 Code that are reasonably necessary because of local climatic, geological or
25 topographical conditions.

- 26 B. California Building Code Section 109.2 and California Residential Code
27 Section R108.2, which require a local enforcement agency to establish a
28

1 schedule of permit fees for buildings, structures, electrical, gas, mechanical
2 and plumbing systems or alterations requiring a permit.

3 C. Article XI, Section 7 of the California Constitution, which authorizes the
4 County of Riverside to adopt ordinances and enforce within its limits all local,
5 police, sanitary, and other ordinances and regulations not in conflict with
6 general laws and declare certain conditions, like substandard buildings and
7 portions thereof, a public nuisance.

8 D. State Housing Law, Title 25 of the California Code of Regulations Chapter 1,
9 Subchapter 1, Section 6, which requires a local enforcement agency to adopt
10 ordinances or regulations imposing the requirements of Subchapter 1.

11 E. California Government Code Section 25845, which permits a county to
12 establish procedures for the abatement of a nuisance and related cost recovery.

13 Section 4. APPLICATION.

14 A. General. This ordinance shall apply to all buildings, structures, grading,
15 improvements or parts thereof in the unincorporated area of the County of
16 Riverside.

17 B. Effect on Past Actions and Obligations. The adoption of the 2016 California
18 Building Standards Code as amended, does not affect any civil lawsuit
19 instituted or filed or prosecutions for ordinance violations committed on or
20 prior to the effective date of this ordinance, does not waive any fee or penalty
21 due and unpaid prior to the effective date of this ordinance, and does not affect
22 the validity of any bond or cash deposit posted, filed or deposited pursuant to
23 the requirements of any ordinance.

24 C. References to Ordinance No. 457.103. References in County forms,
25 documents and regulations to the chapters and sections of Ordinance No.
26 457.103 shall be construed to apply to the corresponding provisions contained
27 within this Ordinance No. 457.104.
28

1 D. No Permission to Violate Other Riverside County Ordinances. The issuance
2 or granting of any building permit or approval of any plan, specification,
3 computations, or inspection does not constitute a permit for, or an approval
4 of, any violation of the provisions of any Riverside County ordinance. The
5 issuance of any building permit or approval of any plan, specification,
6 computations, or inspection presuming to grant authority to violate or cancel
7 the provisions of any Riverside County ordinance is not valid.

8 Section 5. AMENDMENTS TO THE 2016 CALIFORNIA BUILDING CODE. The
9 2016 California Building Code, including any errata and supplements, is adopted in its entirety except as to
10 the following:

11 A. DUTIES AND POWERS OF BUILDING OFFICIAL.

12 Section 104.11 of the California Building Code is amended to read as follows:

13 **“104.11 Alternative materials, design and methods of construction and**
14 **equipment.** The provisions of this code are not intended to prevent the
15 installation of any material or to prohibit any design or method of construction
16 not specifically prescribed by this code, provided that any such alternative has
17 been approved by the building official. An alternative material, design or
18 method of construction shall be approved where the building official finds
19 that the proposed design is satisfactory and complies with the intent of the
20 provisions of this code, and that the material, method or work offered is, for
21 the purpose intended, not less than the equivalent of that prescribed in this
22 code in quality, strength, effectiveness, fire resistance, durability and safety.
23 An alternative material, design or method of construction shall also be
24 approved where the building official finds that the proposed method of
25 construction provides equivalent flood protection or if the unique
26 characteristics of a building site make the requirements unnecessary. The
27 building official may require plans for an alternative material, design or
28 method of construction that are prepared by a registered design professional.

1 Where the alternative material design or method of construction is not
2 approved, the building official shall respond in writing, stating the reasons
3 why the alternative was not approved.

4 **[DSA-SS, DSA-SS/CC & OSHPD 1, 2 & 4]** Alternative system shall satisfy
5 ASCE 7 Section 1.3, unless more restrictive requirements are established by
6 this code for an equivalent system.

7 **[DSA-SS, DSA-SS/CC]** Alternative systems shall also satisfy the California
8 Administrative Code, Section 4-304.

9 **[OSHPD 1, 2 & 4]** Alternative systems shall also satisfy the California
10 Administrative Code, Section 7- 104.”

11 **B. PERMITS.**

12 1. A new Section 105.1.3 is added to Section 105.1 of the California
13 Building Code to read as follows:

14 **“105.1.3 Construction Without Permit.** To remedy any
15 construction without permit, as defined in Section 202 of this code,
16 any owner or owner’s authorized agent applicant shall comply with
17 the provisions of the applicable part of the California Building
18 Standards Code, Riverside County ordinances, and Riverside County
19 Building and Safety Department policies and procedures in effect at
20 the time of the building plan submittal to obtain the required permit(s).
21 The building official may determine whether non-destructive
22 testing or destructive testing will be required to verify whether the
23 construction without permit complies with the applicable part of the
24 California Building Standards Code, Riverside County ordinances,
25 and Riverside County Building and Safety Department policies and
26 procedures.”

27 2. A new Section 105.3.1.1 is added to Section 105.3.1 of the California
28 Building Code to read as follows:

1 pursuant to Section 110. When a permit expires under this section, no
2 work shall be done unless the owner or owner's authorized agent
3 obtains a new permit."

- 4 4. A new Section 105.8 is added to Section 105 of the California
5 Building Code to read as follows:

6 "**105.8 Recommencement of Work After Expiration, Suspension**
7 **or Revocation.** After expiration, suspension or revocation of a
8 permit, any owner or owner's authorized agent must obtain the
9 required new permit prior to recommencing work. The permit fee shall
10 be determined by using the approved fix-rate fee or deposit-based fee,
11 as established in Riverside County Ordinance No. 457, as amended
12 from time to time, for the activity permitted. If there has been a major
13 code change between the expired, suspended or revoked permit date
14 and the request for a new permit for the same work, fees will be
15 charged for the time necessary to verify compliance with the new
16 building codes that have been adopted since the initial permit was
17 issued. A major code change includes revisions, errata, or
18 supplements issued by the California Building and Standards
19 Commission to any part of the California Building Standards Code."

20 C. **SUBMITTAL DOCUMENTS.**

- 21 1. Section 107.1 of the California Building Code is amended to read as
22 follows:

23 "**107.1 General.** Submittal documents consisting of construction
24 documents, statement of special inspections, geotechnical report and
25 other data shall be submitted in two or more sets with each permit
26 application. The construction documents shall be prepared by a
27 registered design professional where required by the statutes of the
28 jurisdiction in which the project is to be constructed and the

1 documents shall bear the stamp and signature of the registered design
2 professional, as set forth in Business and Professions Code sections
3 5536.1 and 6735. Where special conditions exist, the building official
4 is authorized to require additional construction documents to be
5 prepared by a registered design professional and the documents shall
6 bear the stamp and signature of the registered design professional, as
7 set forth in Business and Professions Code Sections 5536.1 and 6735.

8 **Exception:** The building official is authorized to waive the
9 submission of construction documents and other data not
10 required to be prepared by a registered design professional if
11 the building official determines that the nature of the work
12 applied for is such that review of construction documents is
13 not necessary to obtain compliance with this code.”

14 2. A new Section 107.1.1 is added to Section 107.1 of the California
15 Building Code to read as follows:

16 **“107.1.1 Exemption to submittal documents prepared by a**
17 **registered design professional.** As set forth in Business and
18 Professions Code Sections 5537 and 6737.1, a person other than a
19 registered design professional as defined in this code may prepare
20 construction documents for the following:

- 21 1. Single-family dwellings of woodframe construction not more
22 than two stories and basement in height.
- 23 2. Multiple dwellings containing no more than four dwelling
24 units of woodframe construction not more than two stories and
25 basement in height. However, this paragraph shall not be
26 construed as allowing an unlicensed person to design multiple
27 clusters of up to four dwelling units each to form apartment or
28

1 condominium complexes where the total exceeds four units on
2 any lawfully divided lot.

3 3. Garages or other structures appurtenant to buildings described
4 under subdivision (1), of woodframe construction not more
5 than two stories and basement in height.

6 4. Agricultural and ranch buildings of woodframe construction,
7 unless the building official having jurisdiction deems that an
8 undue risk to the public health, safety, or welfare is involved.

9 If any portion of any structure exempted by this section
10 deviates from substantial compliance with conventional
11 framing requirements for woodframe construction found in the
12 most recent edition of Title 24 of the California Code of
13 Regulations or tables of limitation for woodframe
14 construction, as defined by the applicable part of the California
15 Building Standards Code duly adopted by the County of
16 Riverside or the state, the building official shall require the
17 preparation of plans, drawings, specifications, or calculations
18 for that portion by, or under the responsible control of, a
19 licensed architect or registered engineer. The documents for
20 that portion shall bear the stamp and signature of the licensee
21 who is responsible for their preparation. Substantial
22 compliance for purposes of this section is not intended to
23 restrict the ability of the building officials to approve plans
24 pursuant to existing law and is only intended to clarify the
25 intent of Chapter 405 of the Statutes of 1985.

26 **Exception:** At no time may a contractor or person
27 other than a registered design professional prepare
28 construction documents for design for others.”

1 3. A new Section 107.2.1.1 is added to Section 107.2.1 of the California
2 Building Code to read as follows:

3 “**107.2.1.1 Earthquake Fault Zones.** In addition to the requirements
4 of this code, all applicants for a building permit for a building or
5 structure used for human occupancy that lies within an earthquake
6 fault zone delineated by the State Geologist pursuant to Public
7 Resources Code Section 2621 et seq. and which is subject to Riverside
8 County Ordinance No. 547, as amended from time to time, shall
9 comply with all the provisions thereof.”

10 D. **FEES.**

11 1. Section 109.2 of the California Building Code is amended to read as
12 follows:

13 “**109.2 Schedule of permit fees.** On buildings, structures, electrical,
14 gas, mechanical, and plumbing systems or alterations requiring a
15 permit, a fee for each permit shall be paid as required, in accordance
16 with the schedule as by the applicable governing authority. The
17 County of Riverside establishes the processing procedures for permit
18 fees in Riverside County Ordinance No. 671, as amended from time
19 to time, and the amount and type of each permit fee in Appendix A to
20 Riverside County Ordinance No. 457, as amended from time to time.”

21 2. Section 109.4 of the California Building Code is amended to read as
22 follows:

23 “**109.4 Work commencing before permit issuance.** Any person or
24 entity who commences any work on a building, structure, electrical,
25 gas, mechanical or plumbing system before obtaining the necessary
26 permits shall be subject to a fee established by the building official
27 that shall be in addition to the required permit fees. The County of
28 Riverside establishes an hourly permit fee as set forth in Riverside

1 County Ordinance No. 457, as amended from time to time, for an
2 investigation of such work. This hourly permit fee shall be in addition
3 to the required permit fees.”

4 3. Section 109.6 of the California Building Code is amended to read as
5 follows:

6 “**109.6 Refunds.** The building official is authorized to establish a
7 refund policy. The County of Riverside shall refund fees in
8 accordance with the processing procedure of Riverside County
9 Ordinance No. 671, as amended from time to time, in the following
10 circumstances:

- 11 1. A permit or inspection fee which was erroneously paid or
12 collected.
- 13 2. During the term of a fixed rate permit and when no work has
14 commenced under a permit in accordance with this code. In
15 this circumstance, the building official may authorize the
16 refunding of not more than 80% of the permit fee paid.
- 17 3. When property for which a permit for a project has been issued
18 is annexed to a city and the County loses jurisdiction over the
19 property prior to completion of the project. In this
20 circumstance, the portion of any fees collected, in accordance
21 with Riverside County Ordinance No. 457, as amended from
22 time to time, that are in excess of the costs to the Department
23 of Building and Safety may be refunded. An application for
24 refund shall be made on the appropriate form to the building
25 official for review and approval.

26 **Exception:** Any fee collected under any section of this
27 code for the State of California shall not be refunded
28 by the County of Riverside.”

1 E. **DEFINITIONS.**

2 1. Section 202 of the California Building Code is amended to add the
3 following definitions:

4 “**AGRICULTURAL SHADE STRUCTURE.** A structure that is
5 open on two or more sides and designed and constructed to house farm
6 implements, hay, grain, poultry, livestock or other horticultural
7 products. This structure shall not be a place of human habitation or a
8 place of employment where agricultural products are processed,
9 treated or packaged, nor shall it be a place used by the public.”

10 “**CONSTRUCTION WITHOUT PERMIT (“CWP”).** Any
11 building, structure, grading, improvement, appliance or equipment
12 that has been constructed, erected or placed on a property without a
13 permit required by the California Building Standards Code.”

14 “**POND.** A constructed or prefabricated artificial basin constructed
15 below grade, designed to contain water and not intended to be used as
16 a lake, pool or swimming pool.”

17 “**SHED.** A building not to exceed 600 square feet in area, which is
18 only used for storage and not a place of human habitation, place of
19 employment, or place used by the public. A shed shall not contain a
20 door where a vehicle can pass through.”

21 2. Section 202 of the California Building Code is amended to amend the
22 following definitions:

23 “**REGISTERED DESIGN PROFESSIONAL.** An individual who
24 is registered or licensed to practice their respective design profession
25 as defined by the statutory requirements of the professional
26 registration laws of the state or jurisdiction in which the project is to
27 be constructed and holds a current California license or registration as
28 an architect or engineer.”

1 F. **PONDS.**

- 2 1. A new Section 3112 is added to Chapter 31 of the California Building
3 Code to read as follows:

4 **“SECTION 3112**
5 **PONDS”**

- 6 2. A new Section 3112.1 is added to Section 3112 of the California
7 Building Code to read as follows:

8 **“3112.1 General.** Construction of ponds shall comply with all
9 requirements of this code, including permits for grading, plumbing,
10 electrical, and mechanical, when applicable.”

- 11 3. A new Section 3112.2 is added to Section 3112 of the California
12 Building Code to read as follows:

13 **“3112.2 Definition.** The following term is defined in Section 202:
14 **POND.”**

15 G. **AGRICULTURAL REGISTRATION CERTIFICATE.**

- 16 1. A new Section 3113 is added to Chapter 31 of the California Building
17 Code to read as follows:

18 **“SECTION 3113**

19 **AGRICULTURAL REGISTRATION CERTIFICATE”**

- 20 2. A new Section 3113.1 is added to Section 3113 of the California
21 Building Code to read as follows:

22 **“3113.1 General.** Prior to the commencement of any construction or
23 work on an agricultural shade structure, an agricultural registration
24 certificate shall be obtained from the building official.”

- 25 3. A new Section 3113.2 is added to Section 3113 of the California
26 Building Code to read as follows:

27 **“3113.2 Definition.** The following term is defined in Section 202:
28 **AGRICULTURAL SHADE STRUCTURE.”**

1 4. A new Section 3113.3 is added to Section 3113 of the California
2 Building Code to read as follows:

3 “**3113.3 Application.** An application for an agricultural registration
4 certificate shall describe the location, nature, and estimated cost of
5 construction of the agricultural shade structure.”

6 5. A new Section 3113.4 is added to Section 3113 of the California
7 Building Code to read as follows:

8 “**3113.4 Payment of Fees.** An agricultural registration certificate
9 shall not be valid until the fees established by Riverside County
10 Ordinance No. 457, as amended from time to time, have been paid,
11 nor shall an amendment to a permit be released until the additional
12 fee, if any, has been paid.”

13 H. **SAFEGUARDS DURING CONSTRUCTION.**

14 1. A new Section 3302.2.1 is added to Section 3302.2 of the California
15 Building Code to read as follows:

16 “**3302.2.1 Waste Materials.** Construction rubbish and debris that
17 includes, but is not limited to, stub ends of cut lumber, broken lumber
18 and other scrap wood, scrap cement and plaster, scrap metal, paper
19 cartons, wrappings, and similar materials that result from the process
20 of constructing a building or structure.”

21 2. A new Section 3302.2.2 is added to Section 3302.2 of the California
22 Building Code to read as follows:

23 “**3302.2.2 Collections and Disposal.** During the process of
24 constructing a building or structure, the construction site and general
25 area around the site shall be kept clear of waste materials that result
26 from the construction activities. Waste materials shall not be allowed
27 to accumulate on, or be blown from, the site and shall be placed in
28 appropriate containers or removed from the construction site to an

1 authorized disposal area. All containers for waste materials shall be
2 emptied periodically at an authorized disposal area so they will remain
3 usable for further collection of waste materials. When construction is
4 complete, a final clean-up of waste materials from the site shall be
5 conducted by the permittee.”

6 3. A new Section 3302.2.3 is added to Section 3302.2 of the California
7 Building Code to read as follows:

8 “**3302.2.3 Inspections.** A permit holder shall not be entitled to, and
9 no inspector shall make an inspection of any phase of completed work,
10 including the final inspection, if the construction site or general area
11 thereof contains an accumulation of rubbish and debris.”

12 Section 6. ADOPTION OF APPENDIX C, GROUP U – AGRICULTURAL
13 BUILDINGS, OF THE 2016 CALIFORNIA BUILDING CODE. Appendix C, Group U – Agricultural
14 Buildings, including any errata and supplements, of the 2016 California Building Code is adopted in its
15 entirety.

16 Section 7. ADOPTION OF APPENDIX I, PATIO COVERS, OF THE 2016
17 CALIFORNIA BUILDING CODE. Appendix I, Patio Covers, including any errata and supplements, of
18 the California Building Code is adopted in its entirety.

19 Section 8. AMENDMENTS TO APPENDIX J, GRADING, OF THE 2016
20 CALIFORNIA BUILDING CODE. Appendix J, Grading, including any errata and supplements, of the
21 2016 California Building Code is adopted in its entirety, except as to the following:

22 A. GENERAL.

23 1. Section J101.1 of Appendix J of the California Building Code is
24 amended to read as follows:

25 “**J101.1 Scope.** The intent of this Appendix J is to safeguard life,
26 limb, property, and public welfare by regulating the clearing,
27 grubbing, grading, excavation, stockpiling, paving, exploratory
28 excavations and earthwork construction, including fills and

1 embankments; agricultural grading, storm water compliance, and
2 control of runoff from graded sites, including erosion sediments and
3 construction related pollutants on private property in the
4 unincorporated area of the County of Riverside. The scope of this
5 Appendix J does not include road work that is administered by the
6 Riverside County Director of Transportation through a Riverside
7 County contract or Riverside County Ordinance Nos. 460, 461 and
8 499, as amended from time to time.”

9 2. A new Section J101.1.1 is added to Section J101.1 of Appendix J of
10 the California Building Code to read as follows:

11 “**J101.1.1 Purpose.** This Appendix sets forth requirements to control
12 the clearing, grubbing, grading, excavation, stockpiling, paving,
13 exploratory excavations and earthwork construction, including fills
14 and embankments; agricultural grading, storm water compliance and
15 control of runoff from graded sites, including erosion sediments and
16 construction related pollutants on private property and establishes
17 administrative requirements for approval of plans, issuance of permits
18 and inspection of grading in compliance with the other provisions of
19 this code.”

20 3. A new Section J101.1.2 is added to Section J101.1 of Appendix J of
21 the California Building Code to read as follows:

22 “**J101.1.2 Alternative Methods of Construction.** The provisions of
23 this Appendix J are not intended to prevent any method of construction
24 not specifically prescribed by this code, provided that any such
25 alternative has been approved by the building official. An alternative
26 method of construction may be approved where the building official
27 finds that the proposed method of construction provides equivalent
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1 flood protection or if the unique characteristics of a building site make
2 the requirements unnecessary.”

- 3 4. A new Section J101.1.3 is added to Section J101.1 of Appendix J of
4 the California Building Code to read as follows:

5 “**J101.1.3 Other Requirements.** In addition to the requirements of
6 this Appendix J, the building official may require intermittent grading
7 inspections, additional storm water inspections, implementation of
8 additional precautionary Best Management Practices (“BMPs”),
9 permanent stabilization and other mitigation measures to provide site
10 stabilization and protection of adjacent private property, public right
11 of way, blue line streams and natural water courses.”

- 12 5. A new Section J101.3 is added to Section J101 of Appendix J of the
13 California Building Code to read as follows:

14 “**J101.3 Grading Designation.** The designations for Regular
15 Grading and Engineered Grading are described as follows.”

- 16 6. A new Section J101.3.1 is added to Section J101.3 of Appendix J of
17 the California Building Code to read as follows:

18 “**J.101.3.1 Regular Grading.** Grading is designated “Regular
19 Grading” in any of the following circumstances:

- 20 1. Single Family Grading with earthwork quantities indicating
21 grading less than 200 cubic yards.
22 2. Stockpile Permit with earthwork quantities indicating
23 stockpiling less than 200 cubic yards.
24 3. Clearing and Grubbing with earthwork quantities indicating
25 less than 200 cubic yards.”

- 26 7. A new Section J101.3.2 is added to Section J101.3 of Appendix J of
27 the California Building Code to read as follows:
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1 “**FARMED.** The lot has been subject to practices associated with the raising
2 of crops or animals including but not limited to discing, plowing, tilling,
3 seeding, cultivating, harvesting, pasturing and fallowing for the purpose of
4 crop rotation.”

5 “**FARMING.** The performance of practices associated with the raising of
6 crops or animals including but not limited to discing, plowing, tilling, seeding,
7 cultivating, harvesting, pasturing and fallowing for crop rotation.”

8 “**FARM PLAN.** A proposed plan for a site where the natural ground surface
9 has not been previously disturbed and will be agriculturally graded for
10 commercial farming.”

11 “**GRUBBING.** The removal of the natural vegetation root system by any
12 means; including but not limited to brushing, clearing, tilling or disking.”

13 “**NATURAL GROUND SURFACE.** The ground surface in its original state
14 before any clearing, grubbing, grading, excavation or filling.”

15 “**NATURAL WATER COURSE.** Any natural channel through which water
16 may flow, including an arroyo, canal, channel, conduit, creek, culvert, ditch,
17 drain, gully, ravine, stream, wash, waterway or wetland, in which tributary
18 drainage flows in a definite direction or course, either continuously,
19 intermittently or seasonally.”

20 “**OPERATING FARM.** An agricultural operation that has for at least two
21 consecutive years done each of the following:

- 22 1. Owned or leased implements used to produce crops or animals and
23 produced crops or animals for sale on any owned, managed or leased
24 land whether the land is contiguous or non-contiguous; and
- 25 2. Derived reportable sales of the crops or animals produced.”

26 “**ROUGH GRADE.** The stage at which the grade approximately conforms
27 to the approved plan including the installation of brow ditches, terrace and
28 down drains and the installation of runoff velocity reducers.”

1 “SITE. A lot or parcel of land or contiguous combination thereof, under the
2 same ownership, where grading is performed or permitted.”

3 “STOCKPILE. A supply of earth material placed on a site, for a temporary
4 period of time not to exceed 12 months.”

5 C. **PERMITS REQUIRED.**

6 1. Section J103.1 of Appendix J of the California Building Code is
7 amended to read as follows:

8 “J103.1 Permits required. Except as exempted in Section J103.2,
9 none of the following types of grading shall take place without first
10 obtaining approval and an appropriate permit from the building
11 official pursuant to all of the permit requirements of this Appendix J:

- 12 1. Clearing, grubbing, grading, excavation, stockpiling,
13 earthwork construction, including fills and embankments,
- 14 2. Widening or construction of private roads including placement
15 of base or gravel,
- 16 3. Paving, re-paving of private roads and parking lots,
- 17 4. Exploratory excavations, and
- 18 5. Precise grading.”

19 2. A new Section J103.1.1 is added to Section J103.1 of Appendix J of
20 the California Building Code to read as follows:

21 “J103.1.1 Precise Grading Permit. After issuance of a permit
22 authorizing rough grading work, a precise grading permit authorizing
23 precise grading work shall be obtained regardless of precise grading
24 quantities of excavation or fill.”

25 3. A new Section J103.1.2 is added to Section J103.1 of Appendix J of
26 the California Building Code to read as follows:

27 “J103.1.2 Best Management Practices Permit. The building official
28 may require a Best Management Practice (“BMP”) permit to conduct

1 certain types of inspections; including but not limited to the following
2 types of inspections: Pre-Construction Inspection, National Pollutant
3 Discharge Elimination System (“NPDES”) Construction inspections,
4 Water Quality Management Plan (“WQMP”) BMP inspections,
5 Annual WQMP inspections, Bond Release inspections and Air
6 Quality inspections.”

- 7 4. A new Section J103.1.3 is added to Section J103.1 of Appendix J of
8 the California Building Code to read as follows:

9 “**J103.1.3 Performance Bond or Security.** A performance bond or
10 security may be required pursuant to Section 105.3.1.1 of the
11 California Building Code prior to the issuance of any permit pursuant
12 to this Appendix J.”

- 13 5. Section J103.2 of Appendix J of the California Building Code is
14 amended to read as follows:

15 “**J103.2 Exemptions.** When approved by the building official, the
16 following minor grading is exempt from the permit requirement of
17 Section J103.1:

- 18 1. Road work that is being regulated by the Riverside County
19 Director of Transportation by Riverside County contract or
20 through Riverside County Ordinance Nos. 460, 461 and 499,
21 as amended from time to time.
- 22 2. An excavation below finished grade for basements and
23 footings of a building, retaining wall or other structure
24 authorized by a valid building permit. This shall not exempt
25 any fill made with the material from such excavating nor
26 exempt any excavation having an unsupported height greater
27 than 5 feet after the completion of such structure.
- 28 3. Cemetery Graves.

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4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells or tunnels or utilities.
6. Mining quarrying, processing, stockpiling of rock, sand, gravel, aggregate or clay regulated by Riverside County Ordinance No. 555, as amended from time to time, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.
7. The construction or maintenance of roads or facilities for the generation, storage or transmission of water including floodwaters or any utilities by public agencies or their agents.
8. The maintenance of existing private roads by private individuals or their agents, including private roads used exclusively in connection with an agricultural use, but not the construction, paving or placement of gravel or base or the widening of such roads.
9. Fire protection within that area specified in any annual weed abatement notice or hazard reduction notice or such additional area as may be authorized or required, in writing, by the appropriate fire protection agency or as provided in Riverside County Ordinance No. 787, as amended from time to time..
10. Uses incidental to an existing residence such as fencing, gardening, or landscaping, including but not limited to, the mowing, cutting or removal of dead underbrush, dead weeds, or dead grasses when the work does not violate Section J103.1.
11. Site restoration work required pursuant to court order or otherwise authorized in writing by the County of Riverside or any state or federal agency.

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- 12. Exploratory excavations under the direction of soil engineers or engineering geologists. This exemption shall be restricted to those circumstances involving exploratory excavations of less than one thousand cubic yards in any one location less than one acre.
- 13. An excavation which does not exceed 50 cubic yards on any one lot and which, (a) is less than 2 feet in depth, or (b) which does not create a cut slope greater than 5 feet in height and steeper than 1 ½ horizontal to 1 vertical. This exemption shall not apply when finish grading is proposed, subsequent to a permit authorizing rough grading.
- 14. A fill less than 1 foot in depth and placed on natural terrain with a slope flatter than 5 horizontal to 1 vertical, or less than 3 feet in depth, not intended to support structures, which does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course. This exemption shall not apply when finish grading is proposed, subsequent to a permit authorizing rough grading.
- 15. Agricultural discing on an operating farm.
- 16. The raising of crops or animals exclusively for commercial agricultural purposes (“agricultural grading or clearing”) when all excavated material remains on-site and the agricultural grading or clearing occurs on land that will be used exclusively to raise crops or animals within one year of the grading or clearing.
 - a. Any person or entity claiming the benefit of this exemption shall file, under penalty of perjury, a completed Agricultural Grading/Clearing Certificate

1 (“Certificate”) with the building official prior to
2 commencing the agricultural grading or clearing. The
3 Certificate shall be accompanied by the appropriate
4 processing fee as well as an approved erosion control
5 plan from the United States Department of Agriculture
6 Nature Resource Conservation Service or licensed soil
7 engineer where any grading or clearing performed
8 under the exemption involves a slope angle of 10% or
9 greater. The filing of a Certificate shall not be
10 construed to authorize the commencement or
11 continuance of any activity prohibited by this
12 Appendix J, any other Riverside County ordinance, or
13 any state or federal law or regulation.

- 14 b. Any person or entity who files a Certificate shall file,
15 under penalty of perjury, a completed Agricultural
16 Grading/Clearing Verification (“Verification”) within
17 one year of filing of said Certificate. The Verification
18 shall be accompanied, where an approved erosion
19 control plan has been previously required to be
20 submitted, by a written confirmation from the United
21 States Department of Agriculture Natural Resource
22 Conservation Service or licensed soil engineer that all
23 work required in the approved erosion control plan has
24 been performed. Site restoration pursuant to this
25 Appendix J and all applicable Riverside County Board
26 of Supervisors policies shall, in all instances, be
27 required if a person or entity fails to file a Certificate
28 prior to grading, subsequently fails to file a verification

1 or fails to comply with erosion control plan
2 requirements as provided herein.

3 c. This exemption shall be restricted to only those areas
4 disturbed by actual farming and shall not apply to the
5 grading or clearing associated with the construction of
6 any building or structure itself and shall not apply to
7 any grading or clearing for any activity that requires a
8 land use permit. Furthermore, any grading or clearing
9 performed under this exemption shall not be construed
10 to have been evaluated for compliance with the grading
11 or building requirements of this Appendix J or any of
12 the applicable parts of the California Building
13 Standards Code.

14 d. The building official is authorized to grant, in writing,
15 one or more extensions of time, for periods not more
16 than one year each. The extension shall be requested in
17 writing and justifiable cause demonstrated for why the
18 farm plan would not be implemented within one year.
19 A grading permit shall be required for farm plans not
20 implemented within the time authorized by the
21 Certificate.

22 e. If at any time the building official determines that the
23 planned or actual grading or clearing is not for
24 agricultural purposes, a grading permit shall be
25 required. Any person or entity aggrieved by the
26 decision of the building official to require a grading
27 permit may file a written appeal of the decision with
28 Appeals Board as set forth in this code.

1 Exemption from the permit requirements of this Appendix J shall not
2 be deemed to grant authorization for any work to be done in any
3 manner in violation of the provisions of this code or any other laws or
4 Riverside County ordinances.”

- 5 6. A new Section J103.3 is added to Section J103 of Appendix J of the
6 California Building Code to read as follows:

7 **“SECTION J103.3**

8 **PENALTIES AND RESTORATION”**

- 9 7. A new Section J103.3.1 is added to Section J103.3 of Appendix J of
10 the California Building Code to read as follows:

11 **“J103.3.1 Penalty.** In addition to any other remedy provided by law,
12 any grading or clearing done in violation of this Appendix J may be
13 grounds for denying for five years all applications for building
14 permits, use permits, sub-divisions, changes of zones, specific plans,
15 specific plan amendments, general plan amendments, and any other
16 land development application proposed for the property in which the
17 violation occurred. Grading permits shall not be subject to the five
18 year penalty established by this section. The five year period shall
19 commence from the date the violation is documented by the County
20 of Riverside through a notice of violation or any other means. The
21 Riverside County Board of Supervisors may waive this penalty for
22 good cause as may be demonstrated by the property owner. The
23 procedures, remedies and penalties for violations of this Appendix J
24 and for recovery of costs related to enforcement are provided in
25 Riverside County Ordinance No. 725, as amended from time to time.”

- 26 8. A new Section J103.3.2 is added to Section J103.3 of Appendix J of
27 the California Building Code to read as follows:
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1 **“J103.3.2 Restoration of Unpermitted Grading.** Unpermitted
2 Grading shall be restored according to the requirements of Section
3 J111, Restoration of Unpermitted Grading.”

4 D. **PERMIT APPLICATION AND SUBMITTALS.**

- 5 1. A new Section J104.5 is added to Section J104 of Appendix J of the
6 California Building Code to read as follows:

7 **“J104.5 CEQA Compliance.** All grading permits shall comply with
8 the California Environmental Quality Act (“CEQA”) and Riverside
9 County CEQA Implementing Procedures, as may be amended from
10 time to time.”

- 11 2. A new Section J104.6 is added to Section J104 of Appendix J of the
12 California Residential Code to read as follows:

13 **“J104.6 Payment of fees.** A grading permit shall not be valid until
14 the fees prescribed by law have been paid, nor shall an amendment to
15 a permit be released until the additional fee, if any, has been paid.”

- 16 3. A new Section J104.6.1 is added to Section J104.6 of Appendix J of
17 the California Building Code to read as follows:

18 **“J104.6.1 Schedule of permit fees.** A fee for all types of grading
19 permits shall be paid in accordance with Riverside County Ordinance
20 No. 457, as amended from time to time.”

21 E. **SETBACKS.**

- 22 1. Section J108.1 of Appendix J of the California Building Code is
23 amended to read as follows:

24 **“J108.1 General.** Cut and fill slopes shall be set back from the
25 property lines in accordance with this section. Setback dimensions
26 shall be horizontal distances measured perpendicular to the property
27 line and shall be as shown in Figure J108.1 of this Appendix J, unless
28 substantiating data is submitted justifying reduced setbacks including

1 recommendations in the soils engineering and engineering geology
2 report approved by the building official.”

- 3 2. Section J108.2 of Appendix J of the California Building Code is
4 amended to read as follows:

5 “**J108.2 Top of Slope.** The setback at the top of a cut slope shall not
6 be less than that shown in Figure J108.1 of this Appendix J, or than is
7 required to accommodate any required interceptor drains, whichever
8 is greater. For graded slopes within the site boundaries of the approved
9 grading plan, the property line between adjacent lots shall be at the
10 apex of the berm at the top of the slope. Additional setbacks may be
11 required if the building official finds it necessary for stability, safety,
12 increased drainage runoff, irrigation runoff or to ensure proper
13 maintenance along property line.”

- 14 3. A new Section J108.2.1 is added to Section J108.2 of Appendix J of
15 the California Building Code to read as follows:

16 “**J108.2.1 Toe of Fill Slope.** The setback from the toe of a fill slope
17 shall not be less than that shown in Figure J108.1 of this Appendix J.
18 Additional setbacks may be required if the building official finds it
19 necessary for stability, safety, increased drainage runoff, irrigation
20 runoff or to ensure proper maintenance along property line.”

21 F. **EROSION CONTROL.**

22 Section J110.1 of Appendix J of the California Building Code is amended to
23 read as follows:

24 “**J110.1 General.** The faces of cut and fill slopes shall be prepared and
25 maintained to control erosion and to provide permanent stability. This control
26 shall be permitted to consist of effective planting or other means of
27 stabilization that are approved by the building official.
28

1 permit in violation of the requirements of Section J103 of this
2 Appendix J.”

3 4. A new Section J111.3 is added to Section J111 of Appendix J of the
4 California Building Code to read as follows:

5 “**J111.3 Site Restoration Procedures.** The following procedures
6 shall be completed for all site restorations:

7 1. **Grading Restoration Assessment Permit**
8 **Application.** Complete an “Application to Construct”
9 and file for an hourly permit, referred to as a BHR
10 permit, to obtain a grading restoration assessment
11 number.

12 2. **Site Assessment.** Obtain a site assessment from the
13 Riverside County Planning Department Environmental
14 Programs Division (“EPD”) and the Riverside County
15 Building and Safety Department.

16 3. **Restoration Plan.** Submit the following Biological
17 Restoration Plan or Earthwork Restoration Plan, if
18 required by the building official.

19 a. **Biological Restoration Plan.** A biological
20 restoration plan for grading shall be prepared
21 by a qualified biologist and shall be submitted
22 to the Riverside County EPD for review and
23 approval.

24 b. **Earthwork Restoration Plan.** An earthwork
25 restoration plan for grading shall be prepared
26 by a qualified California licensed civil engineer
27 shall be submitted to the Riverside County
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Building and Safety Department for review and approval.”

5. A new Section J111.4 is added to Section J111 of Appendix J of the California Building Code to read as follows:

“**J111.4 Payment of Fees.** A Restoration Assessment Permit shall not be valid until the fees prescribed in Riverside County Ordinance No. 457, as amended from time to time, have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.”

H. **STOCKPILES.**

1. A new Section J112 is added to Appendix J of the California Building Code to read as follows:

“**SECTION J112
STOCKPILES**”

2. A new Section J112.1 is added to Section J112 of Appendix J of the California Building Code to read as follows:

“**J112.1 Definition.** The following definition is defined in Section J102.1:
STOCKPILE.”

3. A new Section J112.2 is added to Section J112 of Appendix J of the California Building Code to read as follows:

“**J112.2 Stockpile Requirements.** The requirements for stockpiles are as follows:

1. A stockpile shall require a stockpile registration permit in accordance with this Section J112 and payment of a fee in accordance with the fee schedule in Riverside County Ordinance No. 457, as amended from time to time.

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2. A stockpile shall be authorized in conjunction with an approved construction project or as approved by the building official.
3. A stockpile shall not obstruct or divert natural drainage, water courses or blue line streams.
4. A stockpile shall be carefully maintained and under no circumstances cause an adverse effect to adjacent properties.
5. Erosion and dust control measures shall be implemented for a stockpile pursuant to Sections J110 and J114 of this Appendix J and fencing may be required for a stockpile, as determined by the building official. Permanent BMPs shall be implemented when stockpiling for greater than six months.
6. The borrow site shall be permitted pursuant to the provisions of this Appendix J and the quantity of excavated earth material may not exceed the authorized quantity for either site.”

4. A new Section J112.3 is added to Section J112 of Appendix J of the California Building Code to read as follows:

“J112.3 Stockpile Registration Permit. A stockpile registration permit shall be required for a stockpile in accordance with the requirements of this Appendix J and the following:

1. A stockpile shall not be authorized until such time as a stockpile registration permit is submitted to and approved by the building official.
2. A stockpile registration permit shall expire 12 months from the date of issuance. Upon expiration, the stockpile shall be removed pursuant to a grading permit authorizing such removal unless a new stockpile registration permit is submitted to and approved by the building official.

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3. A stockpile registration permit may be approved by the building official for a total of an additional three times for the same site.

4. If stockpiling remains for greater than six months, permanent BMPs shall be installed. Temporary BMPs will not be acceptable for stockpiling greater than six months.”

5. A new Section J112.4 is added to Section J112 of Appendix J of the California Building Code to read as follows:

“**J112.4 Payment of Fees.** A stockpile registration permit shall not be valid until the fees prescribed in Riverside County Ordinance No. 457, as amended from time to time, have been paid, nor shall an amendment to a stockpile registration permit be released until the additional fee, if any, has been paid.”

I. **PARKING LOTS.**

1. A new Section J113 is added to Appendix J of the California Building Code to read as follows:

“**SECTION J113**

PARKING LOTS”

2. A new Section J113.1 is added to Section J113 of Appendix J of the California Building Code to read as follows:

“**J113.1 Requirements.** The requirements for grading parking lots are as follows:

1. Minimum parking lot grade for asphalt concrete shall be 1%.
2. Minimum parking lot grade for concrete shall be 0.35%.
3. Minimum parking lot grade for alternative pavements such as porous or pervious pavements shall be in accordance with the manufactures specifications for drainage or approved Water Quality Management Plan.

1 4. If no preliminary soils report is provided specifying the
2 structural paving section, then the structural section required
3 shall be 3 inches asphalt concrete and 4 inches Class II
4 aggregate base.

5 5. In instances where the grading plan involves the use of porous
6 or pervious pavements as an alternative to asphalt and concrete
7 surfaces, the manufactures specifications shall be provided to
8 the building official for review and approval.”

9 3. A new Section J113.2 is added to Section J113 of Appendix J of the
10 California Building Code to read as follows:

11 “**J113.2 Permits.** A permit to grade a parking lot shall be obtained in
12 accordance with the all of the permit requirements of Section J103 of
13 Appendix J.”

14 4. A new Section J113.3 is added to Section J113 of Appendix J of the
15 California Building Code to read as follows:

16 “**J113.3 Payment of Fees.** A permit to grade a parking lot shall not
17 be valid until the fees prescribed in Riverside County Ordinance No.
18 457, as amended from time to time, have been paid, nor shall an
19 amendment to a permit be released until the additional fee, if any, has
20 been paid.”

21 5. A new Section J113.4 is added to Section J113 of Appendix J of the
22 California Building Code to read as follows:

23 “**J113.4 Inspections.** Inspections shall be performed in accordance
24 with Section J105 of this Appendix J.”

25 J. **DUST CONTROL.**

26 1. A new Section J114 is added to Appendix J of the California Building
27 Code to read as follows:
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**“SECTION J114
DUST CONTROL”**

2. A new Section J114.1 is added to Section J114 of Appendix J of the California Building Code to read as follows:

“J114.1 General. The sites for which a valid grading permit has been issued shall have necessary dust control measures to control dust during grading operations and throughout all aspects of the site development. All clearing and grading shall be carried out with dust control measures adequate to prevent creation of a nuisance to persons or public or private property. The following measures shall be implemented during clearing or grading to achieve adequate dust control: watering, application of surfactants, shrouding, control of vehicle speeds or other measures to reduce the dispersion of dust. Sites located within the Coachella Valley shall implement PM10 Fugitive Dust Mitigation measures in accordance with Riverside County Ordinance No. 742, as amended from time to time.”

K. **REFERENCED STANDARDS.**

The existing Section J111 is renumbered as Section J115 of Appendix J of the California Building Code.

Section 9. AMENDMENTS TO THE 2016 CALIFORNIA RESIDENTIAL CODE.

The 2016 California Residential Code, including any errata and supplements, is adopted in its entirety except as to the following:

A. **DUTIES AND POWERS OF BUILDING OFFICIAL.**

1. Section R104.11 of the California Residential Code is amended to read as follows:

“R104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any

1 design or method of construction not specifically prescribed by this
2 code, provided that any such alternative has been approved by the
3 building official. An alternative material, design or method of
4 construction shall be approved where the building official finds that
5 the proposed design is satisfactory and complies with the intent of the
6 provisions of this code, and that the material, method or work offered
7 is, for the purpose intended, not less than the equivalent of that
8 prescribed in this code in quality, strength, effectiveness, fire
9 resistance, durability and safety. An alternative material, design or
10 method of construction shall also be approved where the building
11 official finds that the proposed method of construction provides
12 equivalent flood protection or if the unique characteristics of a
13 building site make the requirements unnecessary. The building official
14 may require plans for an alternative material, design or method of
15 construction that are prepared by a registered design professional.
16 Where the alternative material design or method of construction is not
17 approved, the building official shall respond in writing, stating the
18 reasons why the alternative was not approved.”

19 B. **PERMITS.**

- 20 1. A new Section R105.1.1 is added to Section R105.1 of the California
21 Residential Code to read as follows:

22 “**R105.1.1 Construction Without Permit.** To remedy any
23 construction without permit, as defined in Section R202 of this code,
24 any owner or owner’s authorized agent applicant shall comply with
25 the provisions of the applicable Part of the California Building
26 Standards Code, Riverside County ordinances, and Riverside County
27 Building and Safety Department policies and procedures in effect at
28 the time of the building plan submittal to obtain the required permit(s).

1 The building official may determine whether non-destructive
2 testing or destructive testing will be required to verify whether the
3 construction without permit complies with the applicable Part of the
4 California Building Standards Code, Riverside County ordinances,
5 and Riverside County Building and Safety Department policies and
6 procedures.”

- 7 2. A new Section R105.3.1.2 is added to Section R105.3.1 of the
8 California Building Code to read as follows:

9 “**R105.3.1.2 Performance Bond or Security.** As a condition to the
10 issuance of a permit for any project involving construction,
11 demolition, rehabilitation, grading, or special inspection, the building
12 official may require the posting of a performance bond or security in
13 an amount which the building official, in his discretion, deems
14 sufficient to assure timely performance and completion of the project
15 for which the permit is issued. The applicant shall satisfy the
16 requirement of posting a performance bond or security by providing
17 any of the types of security specified in Section 19835 of the Health
18 and Safety Code, as may be amended from time to time. The
19 performance bond or security shall be released upon completion, final
20 inspection, and approval of the project for which the permit is issued.
21 All or part of the performance bond or security may be released earlier
22 at the discretion of the building official.”

- 23 3. Section R105.5 of the California Residential Code is amended to read
24 as follows:

25 “**R105.5 Expiration.** Every permit issued shall become invalid unless
26 the work on the site authorized by such permit is commenced and an
27 approved building inspection has been obtained within 12 months
28 after its issuance, or if the work authorized on the site by such permit

1 is suspended or abandoned for a period of 180 days after the time the
2 work is commenced. A permit shall be deemed suspended or
3 abandoned if more than 180 days elapses prior to filing a request for
4 extension of time on the permit with the building official. The building
5 official is authorized to grant, in writing, one or more extensions of
6 time, for periods not more than 90 days each. The extension shall be
7 requested in writing and justifiable cause demonstrated, including
8 documentation of the substantial completion of a required inspection
9 pursuant to Section R109. When a permit expires under this section,
10 no work shall be done unless the owner or owner's authorized agent
11 obtains a new permit."

- 12 4. A new Section R105.10 is added to Section R105 of the California
13 Residential Code to read as follows:

14 **"R105.10 Recommencement of Work After Expiration,**
15 **Suspension or Revocation.** After expiration, suspension or
16 revocation of a permit, any owner or owner's authorized agent must
17 obtain the required new permit prior to recommencing work. The
18 permit fee shall be determined by using the approved fix-rate fee or
19 deposit-based fee, as established in Riverside County Ordinance No.
20 457, as amended from time to time, for the activity permitted. If there
21 has been a major code change between the expired, suspended or
22 revoked permit date and the request for a new permit for the same
23 work, fees will be charged for the time necessary to verify compliance
24 with the new building codes that have been adopted since the initial
25 permit was issued. A major code change includes revisions, errata, or
26 supplements issued by the California Building and Standards
27 Commission to any Part of the California Building Standards Code."
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1 registered design professional as defined in this code may prepare
2 construction documents for the following:

- 3 1. Single-family dwellings of woodframe construction not more
4 than two stories and basement in height.
- 5 2. Multiple dwellings containing no more than four dwelling
6 units of woodframe construction not more than two stories and
7 basement in height. However, this paragraph shall not be
8 construed as allowing an unlicensed person to design multiple
9 clusters of up to four dwelling units each to form apartment or
10 condominium complexes where the total exceeds four units on
11 any lawfully divided lot.
- 12 3. Garages or other structures appurtenant to buildings described
13 under subdivision (1), of woodframe construction not more
14 than two stories and basement in height.
- 15 4. Agricultural and ranch buildings of woodframe construction,
16 unless the building official having jurisdiction deems that an
17 undue risk to the public health, safety, or welfare is involved.
18 If any portion of any structure exempted by this section
19 deviates from substantial compliance with conventional
20 framing requirements for woodframe construction found in the
21 most recent edition of Title 24 of the California Code of
22 Regulations or tables of limitation for woodframe
23 construction, as defined by the applicable Part of the
24 California Building Standards Code duly adopted by the
25 County of Riverside or the state, the building official shall
26 require the preparation of plans, drawings, specifications, or
27 calculations for that portion by, or under the responsible
28 control of, a licensed architect or registered engineer. The

1 documents for that portion shall bear the stamp and signature
2 of the licensee who is responsible for their preparation.
3 Substantial compliance for purposes of this section is not
4 intended to restrict the ability of the building officials to
5 approve plans pursuant to existing law and is only intended to
6 clarify the intent of Chapter 405 of the Statutes of 1985.

7 **Exception:** At no time may a contractor or person
8 other than a registered design professional prepare
9 construction documents for design for others.”

10 3. A new Section R106.1.6 is added to Section R106.1 of the California
11 Residential Code to read as follows:

12 **“R106.1.6 Earthquake Fault Zones.** In addition to the requirements
13 of this code, all applicants for a building permit for a building or
14 structure used for human occupancy that lies within an earthquake
15 fault zone delineated by the State Geologist pursuant to Public
16 Resources Code Section 2621 et seq. and which is subject to Riverside
17 County Ordinance No. 547, as amended from time to time, shall
18 comply with all the provisions thereof.”

19 D. **FEES.**

20 1. Section R108.2 of the California Residential Code is amended to read
21 as follows:

22 **“R108.2 Schedule of permit fees.** On buildings, structures,
23 electrical, gas, mechanical, and plumbing systems or alterations
24 requiring a permit, a fee for each permit shall be paid as required, in
25 accordance with the schedule as by the applicable governing
26 authority. The County of Riverside establishes the processing
27 procedures for permit fees in Riverside County Ordinance No. 671, as
28 amended from time to time, and the amount and type of each permit

1 fee in Appendix A to Riverside County Ordinance No. 457, as
2 amended from time to time.”

3 2. Section R108.5 of the California Residential Code is amended to read
4 as follows:

5 “**R108.5 Refunds.** The building official is authorized to establish a
6 refund policy. The County of Riverside shall refund fees in
7 accordance with the processing procedure of Riverside County
8 Ordinance No. 671, as amended from time to time, in the following
9 circumstances:

- 10 1. A permit or inspection fee which was erroneously paid or
11 collected.
- 12 2. During the term of a fixed rate permit and when no work has
13 commenced under a permit in accordance with this code. In
14 this circumstance, the building official may authorize the
15 refunding of not more than 80% of the permit fee paid.
- 16 3. When property for which a permit for a project has been issued
17 is annexed to a city and the County loses jurisdiction over the
18 property prior to completion of the project. In this
19 circumstance, the portion of any fees collected, in accordance
20 with Riverside County Ordinance No. 457, as amended from
21 time to time, that are in excess of the costs to the Department
22 of Building and Safety may be refunded. An application for
23 refund shall be made on the appropriate form to the building
24 official for review and approval.

25 **Exception:** Any fee collected under any section of this
26 code for the State of California shall not be refunded
27 by the County of Riverside.”
28

1 3. Section R108.6 of the California Residential Code is amended to read
2 as follows:

3 **“R108.6 Work commencing before permit issuance.** Any person
4 or entity who commences any work on a building, structure, electrical,
5 gas, mechanical or plumbing system before obtaining the necessary
6 permits shall be subject to a fee established by the building official
7 that shall be in addition to the required permit fees. The County of
8 Riverside establishes an hourly permit fee as set forth in Riverside
9 County Ordinance No. 457, as amended from time to time, for an
10 investigation of such work. This hourly permit fee shall be in addition
11 to the required permit fees.”

12 E. **DEFINITIONS.**

13 1. Section R202 of the California Residential Code is amended to add
14 the following definitions:

15 **“AGRICULTURAL SHADE STRUCTURE.** A structure that is
16 open on two or more sides and designed and constructed to house farm
17 implements, hay, grain, poultry, livestock or other horticultural
18 products. This structure shall not be a place of human habitation or a
19 place of employment where agricultural products are processed,
20 treated or packaged, nor shall it be a place used by the public.”

21 **“CONSTRUCTION WITHOUT PERMIT (“CWP”).** Any
22 building, structure, grading, improvement, appliance or equipment
23 that has been constructed, erected or placed on a property without a
24 permit required by the California Building Standards Code.”

25 **“POND.** A constructed or prefabricated artificial basin constructed
26 below grade, designed to contain water and not intended to be used as
27 a lake, pool or swimming pool.”

28 **“SHED.** A building not to exceed 600 square feet in area, which is

1 only used for storage and not a place of human habitation, place of
2 employment, or place used by the public. A shed shall not contain a
3 door where a vehicle can pass through.”

- 4 2. Section R202 of the California Residential Code is amended to amend
5 the following definitions:

6 “**REGISTERED DESIGN PROFESSIONAL.** An individual who
7 is registered or licensed to practice their respective design profession
8 as defined by the statutory requirements of the professional
9 registration laws of the state or jurisdiction in which the project is to
10 be constructed and holds a current California license or registration as
11 an architect or engineer.”

12 F. **PONDS.**

- 13 1. A new Section R341 is added to Chapter 3 of the California
14 Residential Code to read as follows:

15 “**SECTION R341**
16 **PONDS**”

- 17 2. A new Section R341.1 is added to Section R341 of the California
18 Residential Code to read as follows:

19 “**R341.1 General.** Construction of ponds shall comply with all
20 requirements of this code, including permits for grading, plumbing,
21 electrical, and mechanical, when applicable.”

- 22 3. A new Section R341.2 is added to Section R341 of the California
23 Residential Code to read as follows:

24 “**R341.2 Definition.** The following term is defined in Section R202:
25 **POND.**”

26 G. **AGRICULTURAL REGISTRATION CERTIFICATE.**

- 27 1. A new Section R342 is added to Chapter 3 of the California
28 Residential Code to read as follows:

1 "SECTION R342

2 AGRICULTURAL REGISTRATION CERTIFICATE"

3 2. A new Section R342.1 is added to Section R342 of the California
4 Residential Code to read as follows:

5 "R342.1 General. Prior to the commencement of any construction or
6 work on an agricultural shade structure, an agricultural registration
7 certificate shall be obtained from the building official."

8 3. A new Section R342.2 is added to Section R342 of the California
9 Residential Code to read as follows:

10 "R342.2 Definition. The following term is defined in Section R202:
11 AGRICULTURAL SHADE STRUCTURE."

12 4. A new Section R342.3 is added to Section R342 of the California
13 Residential Code to read as follows:

14 "R342.3 Application. An application for an agricultural registration
15 certificate shall describe the location, nature, and estimated cost of
16 construction of the agricultural shade structure."

17 5. A new Section R342.4 is added to Section R342 of the California
18 Residential Code to read as follows:

19 "R342.4 Payment of Fees. An agricultural registration certificate
20 shall not be valid until the fees established by Riverside County
21 Ordinance No. 457, as amended from time to time, have been paid,
22 nor shall an amendment to a permit be released until the additional
23 fee, if any, has been paid."

24 Section 10. ADOPTION OF APPENDIX H – PATIO COVERS OF THE 2016
25 CALIFORNIA RESIDENTIAL CODE. Appendix H – Patio Covers of the California Residential Code is
26 adopted in its entirety.

27 Section 11. ADOPTION OF THE 2016 CALIFORNIA ELECTRICAL CODE. The 2016
28 California Electrical Code, including any errata and supplements, is adopted in its entirety.

1 Section 12. ADOPTION OF THE 2016 CALIFORNIA ADMINISTRATIVE CODE.

2 The 2016 California Administrative Code, including any errata and supplements, is adopted in its entirety.

3 Section 13. ADOPTION OF THE 2016 CALIFORNIA MECHANICAL CODE. The

4 2016 California Mechanical Code, including any errata and supplements, is adopted in its entirety.

5 Section 14. ADOPTION OF THE 2016 CALIFORNIA PLUMBING CODE. The 2016

6 California Plumbing Code, including any errata and supplements, is adopted in its entirety.

7 Section 15. ADOPTION OF THE 2016 CALIFORNIA ENERGY CODE. The 2016

8 California Energy Code, including any errata and supplements, is adopted in its entirety.

9 Section 16. ADOPTION OF THE 2016 CALIFORNIA HISTORIC BUILDING CODE.

10 The 2016 California Historic Building Code, including any errata and supplements, is adopted in its entirety.

11 Section 17. ADOPTION OF THE 2016 CALIFORNIA GREEN BUILDING

12 STANDARDS CODE. The 2016 California Green Building Standards Code, including any errata and
13 supplements, is adopted in its entirety.

14 Section 18. DECLARATION OF PUBLIC NUISANCE FOR SUBSTANDARD

15 BUILDINGS OR PORTIONS THEREOF AND INCORPORATION OF THE ABATEMENT COST
16 RECOVERY PROCEDURES IN RIVERSIDE COUNTY ORDINANCE NO. 725. The County of
17 Riverside declares all substandard structures, as defined in Sections 17920.3 or 17920.10 of the California
18 Health and Safety Code, a public nuisance and imposes the abatement procedures and requirements as
19 required by the State Housing Law through California Code of Regulations, Title 25, Division 1, Chapter
20 1, Subchapter 1 as follows:

21 A. Public Nuisance Declared. Every substandard building or portion thereof as
22 defined in Sections 17920.3 or 17920.10 of the California Health and Safety
23 Code located within the unincorporated areas of the County of Riverside
24 (“County”) which is caused, maintained or permitted to exist shall be and the
25 same is hereby declared unlawful and a public nuisance that may be abated
26 consistent with the procedures in this section.

27 B. Authority to Inspect. The County is authorized to enter any real or personal
28 property or premises within the unincorporated area of the County to

1 investigate and ascertain whether the property or premises is in compliance
2 with this section, and to make any inspection as may be necessary in the
3 performance of the enforcement duties. These investigation activities may
4 include visual inspections, taking of photographs, taking samples or other
5 physical evidence, and the making of video or audio recordings. All such
6 entries and inspections shall be done in a reasonable manner. If an owner,
7 lawful occupant or the respective agent thereof refuses permission to enter or
8 inspect, the County may seek an Administrative Inspection Warrant pursuant
9 to the procedures provided by California Code of Civil Procedure Section
10 1822.50 et seq., as may be amended from time to time. All costs incurred by
11 the County in seeking and obtaining an Administrative Inspection Warrant
12 shall be recoverable as abatement costs.

13 C. Summary Abatement. Pursuant to California Government Code Section
14 25845(a), and as may be amended, the County enforcement officer is
15 authorized to summarily abate public nuisances determined by the
16 enforcement officer to constitute an immediate threat to public health, safety
17 or welfare. Summary abatement authority shall include the right of the County
18 of Riverside to take immediate interim remedial measures to mitigate, secure
19 or make safe the immediate threat to public health and safety, including the
20 building official issuing an order to vacate.

21 D. Order to Vacate. Whenever in the opinion of the building official extreme
22 and imminent hazard exists, he shall give written notice ordering the
23 occupants of any such building to immediately vacate, and in the event
24 compliance with the order is not voluntarily and promptly obtained, he shall
25 request the law enforcement agency having jurisdiction to effect such a
26 vacation or forthwith take such action at law as is required to cause the
27 premises to be vacated. A copy of the "Order to Vacate", which shall include
28 the reasons for the order, shall be posted on the building and mailed to all

1 concerned parties and filed with the Clerk of the Riverside County Board of
2 Supervisors in the same manner as the notice of defects. Upon giving such
3 order to vacate, the building official shall cause to be posted at each entrance
4 to the building a notice to read: "Danger – Do Not Enter or Occupy, Building
5 Official, County of Riverside". Such notices shall remain posted until the
6 required repair, demolition or removal are completed. Such notice shall not
7 be removed without written permission of the building official, and no person
8 shall enter the building except for the purpose of making the required repairs
9 or the demolition of the building, without the written permission of the
10 building official.

11 E. Abatement Procedure. All substandard buildings as defined by this section
12 shall be abated in accordance with the procedures provided for in the State
13 Housing Law, California Health and Safety Code, Division 13, Part 1.5,
14 commencing with Section 17910 and California Code of Regulations, Title
15 25, Division 1, Chapter 1, Subchapter 1.

16 F. Recordation of Notices of Pendency in Abatement Proceedings.

17 1. Notice of Pendency.

18 a. Whenever the County institutes a judicial action or proceeding
19 to enforce a Land Use Ordinance, as defined in Riverside
20 County Ordinance No. 725, as amended from time to time, a
21 Notice of Pendency of the action or proceeding may be filed
22 with the County Recorder's Office. The Notice may be filed at
23 the time of the commencement of the action or proceeding and
24 upon recordation of the Notice, shall have the same effect as a
25 notice recorded in compliance with Section 405.20 et seq. of
26 the California Code of Civil Procedure, as amended from time
27 to time.
28

1 b. Upon motion of a party to the judicial action or proceeding,
2 the Notice of Pendency may be vacated upon an appropriate
3 showing of need therefore by an order of a judge of the Court
4 in which the action or proceeding is pending.

5 2. Notice of Pendency of Administrative Proceedings.

6 a. Whenever a Notice of Violation has issued pursuant to this
7 Ordinance, the County may record a Notice of Pendency of
8 Administrative Proceedings with the Office of the County
9 Recorder and shall notify the owner of the property of such
10 action.

11 b. The Notice of Pendency of Administrative Proceedings shall
12 describe the real property, shall set forth the non-complying
13 conditions, and shall state that all current or subsequent
14 owners of the property may be liable for abatement costs
15 pertaining to any violation of Land Use Ordinances and that
16 the abatement costs may be affixed as a lien and special tax
17 assessment on the real property.

18 c. A Release of Notice of Pendency of Administrative
19 Proceedings may be recorded after the County has confirmed
20 that each violation described in the Notice of Pendency of
21 Administrative Proceedings has been abated and all related
22 abatement costs have been reimbursed to the County.

23 3. Notice of Non Compliance. Any Notice of Non Compliance issued
24 or recorded by the County in abatement proceedings prior to the
25 effective date of this Riverside County Ordinance No. 457.104 shall
26 remain in full force and effect.

27 F. Abatement Cost Recovery. In addition to the costs recovery procedures
28 pursuant to the State Housing Law, all abatement costs incurred pursuant to

1 this section shall be recovered in accordance with the abatement costs
2 recovery procedures provided for in Riverside County Ordinance No. 725, as
3 amended from time to time, which is incorporated herein by this reference.

4 G. Enforcement by Civil Action. The County may abate a violation of this
5 ordinance by the prosecution of a civil action through the Office of County
6 Counsel, including an action for injunctive relief. The remedy of injunctive
7 relief may take the form of a court order, enforceable through civil contempt
8 proceedings or receivership, prohibiting the maintenance of the violation of
9 this ordinance or requiring compliance with other terms.

10 H. Misdemeanor Penalty. Any person who violates any of the provisions of this
11 part, the building standards published in the State Building Standards Code
12 relating to the provisions of this part, or any other rule or regulation
13 promulgated pursuant to the provisions of this part is guilty of a misdemeanor,
14 punishable by a fine not exceeding \$1,000.00 or by imprisonment not
15 exceeding six months, or by both such fine and imprisonment.

16 I. Non-Exclusive Remedies and Penalties. All remedies and penalties for the
17 abatement of public nuisances provided for in this section shall be cumulative
18 and not exclusive. Enforcement by use of any administrative, criminal or civil
19 action, citation or administrative proceeding or abatement remedy does not
20 preclude the use of additional citations or other remedies as authorized by
21 other ordinance or law. Enforcement remedies may be employed concurrently
22 or consecutively. Conviction and punishment of or enforcement against any
23 person hereunder shall not relieve such person from the responsibility of
24 correcting, removing or abating a violation, nor prevent the enforced
25 correction, removal or abatement thereof. Each and every day, or any portion
26 thereof, during which any violation of a this section or the rules, regulations,
27 orders, permits or conditions of approval issued thereunder is committed,
28 continued, or permitted by such person, shall be deemed a separate and

1 distinct offense.

2 Section 19. INCORPORATION OF APPENDIX A. Appendix A, setting forth permit types
3 and fees related to building and grading, is incorporated herein by this reference.

4 Section 20. VIOLATION AND PENALTIES. Unless otherwise provided in this
5 ordinance or as required by state law, the procedures, remedies and penalties for any violation of this
6 ordinance and for recovery of costs related to enforcement are provided for in Riverside County Ordinance
7 No. 725, as amended from time to time, which is incorporated herein by this reference.

8 Section 21. SEVERABILITY. If any provision, clause, sentence or paragraph of this
9 ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity
10 shall not affect the other provisions of this ordinance which can be given effect without the invalid provision
11 or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

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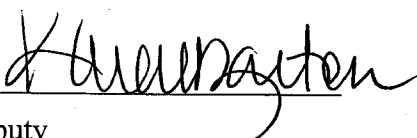
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Section 2. EFFECTIVE DATE. This ordinance shall take effect sixty (60) days after its adoption.


BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By: 
Chairman

ATTEST:
CLERK OF THE BOARD

By: 
Deputy
(SEAL)

APPROVED AS TO FORM
July 9, 2019

By: 
SARAH K. MOORE
Deputy County Counsel

APPENDIX A

AP Type	Description	Work Class	Description	Deposit or Fixed Fee	Total
BNR	Commercial	ACOM	ADDITION TO COMMERCIAL BUILDING	D	\$6,815.10
	Buildings	AGRC	AGRICULTURAL BUILDING	D	\$4,865.32
		AIND	ADDITION TO INDUSTRIAL BUILDING	D	\$13,985.38
		COM	COMMERCIAL BUILDING	D	\$11,567.28
		IND	INDUSTRIAL BUILDING	D	\$16,174.38
BTI	Tenant	TI	TENANT IMPROVEMENT	D	\$2,743.30
	Improvement	COT	CHANGE OF TENANT	D	\$1,034.16
BTW	Tower	CTWR	CELL TOWERS	D	\$2,413.84
		EQCS	EQUIP FOR CELL SITES	D	\$813.60
BME	Mechanical	RMEC	RESIDENTIAL MECHANICAL	F	\$187.89
		CMEC	COMMERCIAL MECHANICAL	D	\$434.72
BPL	Plumbing	RPLU	RESIDENTIAL PLUMBING	F	\$187.89
		CPLU	COMMERCIAL PLUMBING	D	\$434.72
BSP	Pool	COMP	COMMERCIAL POOL/SPA	F	\$714.60
		RES	RESIDENTIAL POOL/SPA	F	\$537.03
		SPAF	PORTABLE SPA/ FOUNTAIN	F	\$187.89
		PLFNL	POOL/SPA FINAL INSPECTION	F	\$332.52
BDE	Demo	DEMO	DEMOLITION PERMIT	F	\$216.14
BEL	Electrical	RELE	RESIDENTIAL ELECTRICAL	F	\$221.14
		CELE	COMMERCIAL ELECTRICAL	D	\$432.64
		RSET	METER RESET RESIDENTIAL	F	\$304.27
		EWEL	ELECTRIC TO WELL	F	\$407.80
		TPWR	TEMPORARY POWER	F	\$221.14
		EUPG	SERVICE UP-GRADE -- RESIDENTIAL	F	\$304.27
		RSLRR	ROOF MOUNT SOLAR RESIDENTIAL	F	\$441.05
		GSLRR	GROUND MOUNT SOLAR RESIDENTIAL	F	\$574.06
		SLRC	SOLAR COMMERCIAL	D	\$2,763.92
		BRR	Re-Roof	RREP	INSTALLATION/ REPLACEMENT - RESIDENTIAL
RALT	STRUCTURE ALTERATION - RESIDENTIAL			F	\$424.42
CREP	INSTALLATION/ REPLACEMENT - COMMERCIAL			F	\$191.48
CALT	STRUCTURE ALTERATION - COMMERCIAL			F	\$432.64
BMN	Manufactured	LPC	LOW PROFILE COMMERCIAL	F	\$345.28
	Buildings	MCC	MANUFACTURED COMMERCIAL COACH	F	\$249.44
		ACC	ACCESSORY STRUCTURE (each structure)	F	\$235.15
	Commercial	FBC	FACTORY BUILT COMMERCIAL WITH FOUNDATION	D	\$781.40
		PFC	PERMANENT FOUNDATION COMMERCIAL	F	\$251.38
		REPLC	REPLACEMENT MANUFACTURED BLDG COMMERCIAL	F	\$249.44
BAS	Accessory Structure	SPC	SITE PREPARATION COMMERCIAL	D	\$861.22
		ACB1	ACCESSORY BUILDING 1,000 SQ FT	D	\$1,347.21
		ACB3	ACCESSORY BUILDING 1,001-3,000 SQ FT	D	\$1,585.79
		ACCBL	ACCESSORY BUILDING OVER 3,000 SQFT	D	\$1,689.32
BMK	Park	ACFNL	ACCESSORY BUILDING FINAL INSPECTION	F	\$349.15
		AGEH	AGRICULTURAL EMPLOYEE HOUSING	F	\$629.34
		PARK	MANUFACTURED HOME PARK	F	\$629.34

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AP Type	Description	Work Class	Description	Deposit or Fixed Fee	Total
		ACMHP	ACCESSORY STRUCTURE PARK (each structure)	F	\$230.63
BSD	Standard Plan	STSP	STANDARD PLAN TRACT DWELLING	D	\$3,128.65
		WALL	STANDARD PLAN TRACT WALL	D	\$1,012.66
BRS	New Residential	MODL	MODEL TRACT DWELLING	D	\$2,017.25
		GST	GUEST QUARTERS	D	\$3,001.85
		MFD	MULTI-FAMILY DWELLING	D	\$4,788.69
		SFA	SINGLE FAMILY ATTACHED DWELLING	D	\$6,263.00
		SFD	SINGLE FAMILY DETACHED DWELLING	D	\$5,353.56
		PTD	PRODUCTION TRACT DWELLING	D	\$1,453.70
		SUP	SECOND UNIT SINGLE FAMILY DWELLING	D	\$5,353.56
		DFNL	DWELLING FINAL INSPECTION	F	\$482.15
BWL	Walls	RETC	RETAINING WALL - COUNTY STANDARD	D	\$391.48
		RETE	RETAINING WALL - ENGINEERED	D	\$634.14
	Single Lot Each wall	GWAL	GARDEN WALL, COUNTY STANDARD	F	\$291.72
		WALT	REPEAT PRODUCTION WALLS	F	\$254.39
		GWALE	GARDEN WALL, ENGINEERED	D	\$457.68
BPT	Patio	DEKE	DECK ENGINEERED	D	\$596.80
		DEKCS	DECK COUNTY STANDARD	F	\$464.10
		LPAT	LATTICE PATIO COVER COUNTY STANDARD	F	\$258.47
		SPAT	SOLID PATIO COVER COUNTY STANDARD	F	\$324.97
		PATE	PATIO COVER ENGINEERED	D	\$679.93
		PTFNL	PATIO COVER FINAL INSPECTION	F	\$182.89
BSN	Sign	BSIGN	SIGN	F	\$455.64
BAR	Residential	AGST	ADDITION TO GUEST QUARTERS	D	\$2,389.34
	Additions, Rehab.	AMFR	ADDITION MULTI-FAM DWELLING	D	\$740.82
		ASFR	ADDITION SINGLE FAM DWELLING	D	\$2,978.80
		ADD1	ADDITION UNDER 1,000 SQ FT	F	\$1,733.38
		RGST	REHAB GUEST HOUSE	D	\$2,044.58
		RMFR	REHAB MULTI FAMILY DWELLING	D	\$684.82
		RSFR	REHAB SINGLE FAMILY DWELLING	D	\$3,060.20
		ADFNL	ADDITION FINAL INSPECTION	F	\$465.53
BWE	Wind Energy	WECS	MASTER WECS	D	\$3,477.04
	Conservation	WECR	REPEAT WECS (each additional Weecs)	F	\$1,398.92
BMR	Manufactured	LPR	LOW PROFILE RESIDENTIAL	F	\$282.64
	Residential	FBR	FACTORY BUILT RESIDENTIAL WITH FOUNDATION	D	\$762.45
		MHR	MANUFACTURED HOME RESIDENTIAL	F	\$240.72
		PFR	PERMANENT FOUNDATION RESIDENTIAL	F	\$246.55
		REPR	REPLACEMENT MANUFACTURED HOME RESIDENTIAL	F	\$240.72
		SPR	SITE PREPARATION RESIDENTIAL	D	\$583.64
		ERBR	EARTHQUAKE BRACING SYSTEM	F	\$258.88
		ADR	NEW ACCESSORY DETACHED RESIDENTIAL	F	\$324.36
		ACAM	ACCESSORY ATTACHED MOBILE	F	\$240.72
BHR	Hourly	DAI	DAMAGE ASSESSMENT INSPECTION	D	\$748.17
		MHI	MISCELLANEOUS HOURLY INSPECTION	D	\$311.51
		GRDV	GRADING VERIFICATION INSPECTION	F	\$332.52
		TEVN	SPECIAL TEMPORARY EVENT	D	\$448.90

AP Type	Description	Work Class	Description	Deposit or Fixed Fee	Total
BGRT	GRADING	RRES	RESIDENTIAL GRADING RESTORATION	D	\$2,510.53
	RESTORATION	CRES	COMMERCIAL GRADING RESTORATION	D	\$6,797.76
		REST	RESTORATION	D	\$311.51
BGR	Grading	GCOM	GRADING COMMERCIAL	D	\$5,372.02
		GOTH	GRADING OTHER	D	\$2,256.28
		GPRE	GRADING PRECISE	D	\$454.72
		GRUF	TRACTS GRADING ROUGH OR ROUGH/ PRECISE	D	\$5,196.39
		GSFR	GRADING SINGLE FAMILY DWELLING	D	\$2,113.13
		GSFE	GRADING SINGLE FAMILY EXPANSION	D	\$2,113.13
		GSPIL	GRADING STOCKPILE	D	\$4,798.39
		GAG	AGRICULTURAL (GRUBBING/CLEARING)	D	\$689.21
BXX	Miscellaneous	FENC	FENCES OVER 7'	F	\$518.06
	Permits	OTHCN	OTHER CONSTRUCTION	D	\$798.05
		CTAN	COM WATER TANK	F	\$690.78
		RTNK	RES WATER TANK	F	\$677.59
		BBQI	BBQ ISLAND	F	\$343.64
		LIST	LIGHT STANDARD	F	\$729.04
		BBQP	BBQ PORTABLE	F	\$208.59
BFE	FEE ONLY	AREG	AGRICULTURAL REGISTRATION	F	\$30.00
BFE		AGEI	AGRICULTURAL GRADE EXEMP INSP REQ	F	\$253.00
BFE		AGEX	AGRICULTURAL GRADE EXEMP NO INSP	F	\$111.11

*Base Fee - Flow Permit is a multiple of permit application
 (S.D.L. Processing Fee \$1000-Flow - 1.14% Success Fee) (S.D.L. Flow Fee)

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on August 27, 2019, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

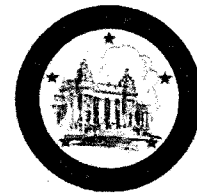
AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: August 27, 2019

KECIA R. HARPER
Clerk of the Board
BY: *Kaleen Bayton*
Deputy

SEAL

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.37
(ID # 10389)

MEETING DATE:
Tuesday, August 6, 2019

FROM: TLMA-BUILDING AND SAFETY:

SUBJECT: BUILDING AND SAFETY DEPARTMENT: SET FOR PUBLIC HEARING AND INTRODUCTION OF ORDINANCE NO. 457.104 amending Ordinance No. 457 in its entirety and adopting the 2016 California Building Standards Code as amended, updating the substandard building abatement process, and reducing the building permit fees; CEQA Exempt. All Districts. [\$40,000 - TOTAL, 100% Department Fund]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that Ordinance No. 457.104 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15273 and 15061(b)(3);
2. Introduce, read title and waive further reading of Ordinance No. 457.104, an ordinance amending Ordinance No. 457 in its entirety and replacing it with language adopting the 2016 California Building Standards Code as amended, updating the substandard building abatement process, and reducing the building permit fees; and
3. Set a public hearing on August 27, 2019 or as soon thereafter for adoption of Ordinance No. 457.104.

ACTION: Policy, Clerk to Advertise, Set for Hearing

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the above matter is approved as recommended and Ordinance No. 457.104 is approved as introduced with waiver of the reading and is set for public hearing on Tuesday, August 27, 2019 at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington and Perez
Nays: None
Absent: Hewitt
Date: August 6, 2019
xc: ~~Transp.~~ *CSB*

Kecia R. Harper
Clerk of the Board

By: *Kecia R. Harper*
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 40,000	\$ 0	\$ 40,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Building and Safety Department Fund 100%			Budget Adjustment:	No
			For Fiscal Year:	19/20

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Ordinance No. 457 establishes and implements the building standards contained in the California Building Standards Code and other state law for the unincorporated area of the County of Riverside. The California Building Standards Code is organized into the following parts: Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historic Building Code, Fire Code, and Green Building Standards. The Fire Code is adopted separately through Ordinance No. 787.

The California Building Standards Code is updated in its entirety every three years by order of the California legislature. The most recent update to the California Building Standards Code occurred in 2016. As a result, the County of Riverside is required to adopt by ordinance the most recent California Building Standards Code. The County may also establish more restrictive building standards than the California Building Standards Code by making express findings that the more restrictive building standards are reasonably necessary because of local climatic, geological or topographical conditions.

Based on revisions to the California Building Standards Code, there is a need for a comprehensive update to Ordinance No. 457 to ensure compliance with the California Building Standards Code and other state law and maintain consistency with other County ordinances.

In light of the above, proposed Ordinance No. 457.104 amends Ordinance No. 457 in its entirety and replaces it with language that effectuates the following changes:

- (1) Update the formatting, organizational structure and prefatory portions to streamline the ordinance for ease of use and for consistency with other recent County ordinances.
- (2) Reduce each building permit fee by \$40.00 based on removal of the processing fee, as further explained in the attached data sheet.
- (3) Create a new subcategory of wall permit fee for repeat tract walls in subdivisions called "Repeat Production Walls" with a fixed rate of \$254.39, which will lower the

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cost of repeat tract walls for subdivision developers, as further explained in the attached data sheet.

- (4) Update a number of substantive provisions of Ordinance No. 457 to adopt the current building requirements of the 2016 Building Standards Code and remove sections which are no longer applicable.
- (5) Adopt findings related to local climatic, geological and topographical conditions specific to Riverside County, which require more restrictive building standards in certain circumstances.
- (6) Update the substantive provisions of Ordinance No. 457 based on Riverside County's local climatic, geological and topographical conditions by imposing more restrictive building standards in the following circumstances: architectural design and structural design, submittal requirements, construction of buildings and structures, construction performed without a permit, handling of construction sites, grading, and processing requirements for grading permits.
- (7) Remove redundancies in Ordinance No. 457 that overlap with existing state law.
- (8) Update the substandard building abatement and cost recovery process to maintain consistency with state law and other County ordinances.

While a large number of changes are proposed to be made to Ordinance No. 457, the California Environmental Quality Act ("CEQA") does not apply to Ordinance No. 457.104 or Ordinance No. 457.104 is exempt from CEQA for multiple reasons. First, ordinances that merely incorporate existing law do not constitute a project under CEQA. (*Union of Medical Marijuana Patients, Inc. v. City of Upland* (2016) 245 Cal.App.4th 1265, 1273.) In addition, organizational or administrative activities of government entities, such as the reorganization, formatting, addition of introductory explanation to the ordinance, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378.

Second, the establishment or modification of fees charged by public agencies is statutorily exempt from CEQA pursuant to State CEQA Guidelines section 15273. The proposed amendment to Ordinance No. 457 merely reduces each established building permit fee by \$40.00 and adds one new fee for repeat tract walls in subdivisions, called "Repeat Production Walls" with a fixed rate of \$254.39. The reduction of the building permit fees meet the requirements of this exemption because the fees are reduced for the purpose of meeting actual County operating expenses in processing building permit applications and inspections. The Building and Safety Department reviewed the cost and revenue generated by building permit fees over the past several fiscal years to determine the average costs for each type of building permit fee. Over the past several fiscal years, the Building and Safety Department has become more efficient in its processes and procedures for plan check review and inspections. Based on these efficiencies, the Building and Safety Department is able to reduce each building permit fee by \$40.00. The creation of the new fee for repeat

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tract walls in subdivisions, called "Repeat Production Walls", also meets the requirements of this exemption. The "Repeat Production Walls" fee is created for the purpose of meeting actual County operating expenses in processing building permit applications and inspections for repeat tract walls in subdivision developments. Previously, subdivision developers who were seeking a building permit for a repeat tract wall would seek a building permit under one of the following subcategories of BWL permits: "Retaining Wall – County Standard", "Retaining Wall – Engineered", "Garden Wall, County Standard", or "Garden Wall, Engineered". The proposed subcategory of "Repeat Production Walls" would create a fixed cost for subdivision developers for a repeat tract wall and reduce the overall cost of development for a subdivision.

Finally, Ordinance No. 457.104 is exempt pursuant to State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendment to Ordinance No. 457 may have a significant effect on the environment. The vast majority of the changes to Ordinance No. 457 are merely incorporating existing state law pursuant to the various changes in the 2016 California Building Standards Code. The other changes to Ordinance No. 457 are related to imposing more restrictive building standards for permit applicants based on express findings of local climatic, geological or topographical conditions. Ordinance No. 457.104 does not lead to any direct improvements, developments, or any other projects and no building or grading permits are being issued with its adoption. Furthermore, the issuance of any future grading permits are discretionary and are each subject to CEQA pursuant to Ordinance No. 457. Additionally, the remaining changes in Ordinance No. 457.104 are merely administrative and organizational which streamline administration and processing requirements. As a result, adoption of Ordinance No. 457.104 is exempt from CEQA and there is no possibility that this amendment will cause a significant impact on the environment.

Pursuant to item 3-37 on June 25, 2019, the Board of Supervisors initiated a comprehensive amendment to Ordinance No. 457 to adopt as amended, revised and supplemented the 2016 California Building Standards Code and other building standards required by state law. Ordinance No. 457.014 will effectuate such an update.

Impact on Residents and Businesses

Most of the changes to Ordinance No. 457 merely implement existing state law, streamline or clarify processing procedures, remove outdated sections, and reduce redundancies that already exist in state law. Additionally, reducing building permit fees by \$40.00 creates a positive financial impact to anyone seeking a future building permit. The creation of the repeat tract wall permit fee, "Repeat Production Walls", creates a fixed cost for subdivision developers for a repeat tract wall and reduces the overall cost of development for a subdivision. The remainder of the substantive revisions to Ordinance No. 457 impose more restrictive building standards than state law, which are unavoidable and necessary based

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on the local climatic, geological and topographical conditions of Riverside County. Finally, this ordinance updates the substandard building abatement process in compliance with state law.


Additional Fiscal Information

N/A

ATTACHMENTS:

Attachment A. Ordinance No. 457.104

Attachment B. Data Sheet Concerning New Fees in Ordinance No. 457.104



Gregory V. Priamos, Director County Counsel 7/11/2019

DATA CONCERNING NEW FEES PROPOSED IN ORDINANCE NO. 457.104 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 457

Ordinance No. 457.104 proposes the following new fees:

1. A fixed rate fee of \$254.39 for a "BWL" wall permit under the subcategory "Repeat Production Walls". This fee would apply to subdivision developers who are seeking to install a repeat tract wall for a subdivision. Previously, subdivision developers who were seeking a building permit for a repeat tract wall would seek a building permit under one of the following subcategories of BWL permits: "Retaining Wall – County Standard", "Retaining Wall – Engineered", "Garden Wall, County Standard", or "Garden Wall, Engineered". The proposed subcategory of "Repeat Production Walls" would create a reduced fixed cost for subdivision developers for a repeat tract wall and reduce the overall cost of development for subdivision projects. This fee would cover the reasonable costs incurred by the Building and Safety Department related to inspections for a repeat tract wall. No general fund revenues will be used to provide this service.
2. A reduction of \$40.00 for every type of building permit fee. The Building and Safety Department reviewed the cost and revenue generated by the building permit fees over the past several fiscal years to determine the average costs for each type of building permit fee. Over the past several fiscal years, the Building and Safety Department has become more efficient in its processes and procedures for plan check review and inspections. Based on these efficiencies, the Building and Safety Department is able to reduce each building permit fee by \$40.00. The proposed reduction of \$40.00 to each type of building permit fee would still cover the reasonable costs incurred by the Building and Safety Department related to plan review and inspection for each type of building permit. No general fund revenues will be used to provide this service.

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1 construction of ponds, construction performed without a permit, handling of
2 construction sites, grading, and processing requirements for grading permits.

3 G. The average wind conditions in Riverside County can vary substantially from
4 region to region with high wind gusts exceeding 50 miles per hour in the
5 desert area of Riverside County. In addition, Riverside County experiences
6 annual hot and dry Santa Ana winds. The wind conditions in Riverside
7 County contribute to blown sand and soil, which can cause erosion of and
8 damage to building materials and unfinished buildings, structures, grading
9 elevations or building sites. This type of wind erosion may leave buildings
10 and structures more susceptible to fire damage, as well. These conditions
11 require more stringent local modifications to the criteria for the architectural
12 design and structural design for buildings and structures, submittal
13 requirements, construction of buildings and structures, construction
14 performed without a permit, and handling of construction sites.

15 H. The temperature variation in Riverside County can range from 20 degrees
16 Fahrenheit with snow in Idyllwild to well over 100 degrees several days of
17 the year in the desert area of Riverside County. The extreme temperature
18 conditions may have an adverse effect on building materials and unfinished
19 buildings and structures because these materials are not designed for long
20 term exposure to these weather conditions. In addition, the extreme
21 temperature conditions may create additional stress on the integrity of
22 buildings and structures. These conditions require more stringent local
23 modifications to the criteria for the architectural design and structural design
24 for buildings and structures, submittal requirements, construction of buildings
25 and structures, construction without permit, and handling of construction
26 sites.

27 I. A variety of regions exist within Riverside County including deserts,
28 mountains, brush covered wild lands, the Salton Sea, and agricultural lands.

1 Additionally, elevations within Riverside County range from 300 feet below
2 sea level to mountains over 10,000 feet in height. Certain areas of Riverside
3 County are also located in floodplains, which necessitates certain local
4 modifications to account for potential damage to the buildings, structures, and
5 grading due to flooding. These conditions require more stringent local
6 modifications to the criteria for the architectural design and structural design
7 for buildings and structures, submittal requirements, construction of buildings
8 and structures, construction of ponds, construction without permit, grading,
9 and processing requirements for grading permits.

10 J. Among the many earthquake faults in Riverside County, two major
11 earthquake faults, the San Andreas Fault and the San Jacinto Fault, bisect
12 Riverside County and numerous minor faults exist throughout Riverside
13 County. As a result, a substantial amount of building and structures located in
14 Riverside County are likely to be impacted by earthquakes. Earthquakes can
15 impact the soil compaction and cause damage to buildings and structures,
16 changes in elevation to grading sites and building sites, and impede
17 emergency access to properties. These conditions require more stringent local
18 modifications to the criteria for the architectural design and structural design
19 for buildings and structures, submittal requirements, construction of buildings
20 and structures, construction of ponds, construction without permit, grading,
21 and processing requirements for grading permits.

22 K. A wide variety of soil conditions exist throughout Riverside County, which
23 may cause challenges in maintaining the structural integrity of buildings and
24 structures, landslides during heavy rainstorms, and damage to buildings and
25 structures during earthquakes. These conditions require more stringent local
26 modifications to the criteria for the architectural design and structural design
27 for buildings and structures, submittal requirements, construction of buildings
28

1 and structures, construction of ponds, construction without permit, grading,
2 and processing requirements for grading permits.

- 3 L. The local modifications to the California Building Standards Code are
4 necessary to establish the minimum requirements for building standards of
5 buildings, structures, and improvements in order to protect the public health,
6 safety and general welfare in the County of Riverside.

7 Section 2. PURPOSE. The purpose of this ordinance is to do all of the following:

- 8 A. Adopt the 2016 California Building Standards Code, California Code of
9 Regulations, Title 24, including any errata and supplements, with local
10 amendments to establish the minimum requirements for building standards of
11 buildings, structures, and improvements, which are necessary to protect the
12 public health, safety and general welfare.

- 13 B. Declare and establish as a public nuisance every substandard building or
14 portion thereof as defined in the State Housing Law, Health and Safety Code
15 Sections 17920.3 and 17920.10, as may be amended from time to time and
16 implement the laws, rules and regulations to be enforced by local enforcement
17 agencies provided in Title 25 of the California Code of Regulations, Division
18 1, Chapter 1, Subchapter 1, State Housing Law Regulations.

19 Section 3. AUTHORITY. This ordinance is adopted pursuant to all of the following:

- 20 A. California Health and Safety Code Sections 17958, 17958.5, 17958.7 and
21 18941.5, California Building Code Section 1.8.6.2 and California Residential
22 Code Section 1.8.6.2, which authorize a local enforcement agency to adopt
23 more restrictive building standards to the 2016 California Building Standards
24 Code that are reasonably necessary because of local climatic, geological or
25 topographical conditions.

- 26 B. California Building Code Section 109.2 and California Residential Code
27 Section R108.2, which require a local enforcement agency to establish a
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1 schedule of permit fees for buildings, structures, electrical, gas, mechanical
2 and plumbing systems or alterations requiring a permit.

3 C. Article XI, Section 7 of the California Constitution, which authorizes the
4 County of Riverside to adopt ordinances and enforce within its limits all local,
5 police, sanitary, and other ordinances and regulations not in conflict with
6 general laws and declare certain conditions, like substandard buildings and
7 portions thereof, a public nuisance.

8 D. State Housing Law, Title 25 of the California Code of Regulations Chapter 1,
9 Subchapter 1, Section 6, which requires a local enforcement agency to adopt
10 ordinances or regulations imposing the requirements of Subchapter 1.

11 E. California Government Code Section 25845, which permits a county to
12 establish procedures for the abatement of a nuisance and related cost recovery.

13 Section 4. APPLICATION.

14 A. General. This ordinance shall apply to all buildings, structures, grading,
15 improvements or parts thereof in the unincorporated area of the County of
16 Riverside.

17 B. Effect on Past Actions and Obligations. The adoption of the 2016 California
18 Building Standards Code as amended, does not affect any civil lawsuit
19 instituted or filed or prosecutions for ordinance violations committed on or
20 prior to the effective date of this ordinance, does not waive any fee or penalty
21 due and unpaid prior to the effective date of this ordinance, and does not affect
22 the validity of any bond or cash deposit posted, filed or deposited pursuant to
23 the requirements of any ordinance.

24 C. References to Ordinance No. 457.103. References in County forms,
25 documents and regulations to the chapters and sections of Ordinance No.
26 457.103 shall be construed to apply to the corresponding provisions contained
27 within this Ordinance No. 457.104.
28

1 D. No Permission to Violate Other Riverside County Ordinances. The issuance
2 or granting of any building permit or approval of any plan, specification,
3 computations, or inspection does not constitute a permit for, or an approval
4 of, any violation of the provisions of any Riverside County ordinance. The
5 issuance of any building permit or approval of any plan, specification,
6 computations, or inspection presuming to grant authority to violate or cancel
7 the provisions of any Riverside County ordinance is not valid.

8 Section 5. AMENDMENTS TO THE 2016 CALIFORNIA BUILDING CODE. The
9 2016 California Building Code, including any errata and supplements, is adopted in its entirety except as to
10 the following:

11 A. DUTIES AND POWERS OF BUILDING OFFICIAL.

12 Section 104.11 of the California Building Code is amended to read as follows:

13 “**104.11 Alternative materials, design and methods of construction and**
14 **equipment.** The provisions of this code are not intended to prevent the
15 installation of any material or to prohibit any design or method of construction
16 not specifically prescribed by this code, provided that any such alternative has
17 been approved by the building official. An alternative material, design or
18 method of construction shall be approved where the building official finds
19 that the proposed design is satisfactory and complies with the intent of the
20 provisions of this code, and that the material, method or work offered is, for
21 the purpose intended, not less than the equivalent of that prescribed in this
22 code in quality, strength, effectiveness, fire resistance, durability and safety.
23 An alternative material, design or method of construction shall also be
24 approved where the building official finds that the proposed method of
25 construction provides equivalent flood protection or if the unique
26 characteristics of a building site make the requirements unnecessary. The
27 building official may require plans for an alternative material, design or
28 method of construction that are prepared by a registered design professional.

1 Where the alternative material design or method of construction is not
2 approved, the building official shall respond in writing, stating the reasons
3 why the alternative was not approved.

4 **[DSA-SS, DSA-SS/CC & OSHPD 1, 2 & 4]** Alternative system shall satisfy
5 ASCE 7 Section 1.3, unless more restrictive requirements are established by
6 this code for an equivalent system.

7 **[DSA-SS, DSA-SS/CC]** Alternative systems shall also satisfy the California
8 Administrative Code, Section 4-304.

9 **[OSHPD 1, 2 & 4]** Alternative systems shall also satisfy the California
10 Administrative Code, Section 7- 104.”

11 **B. PERMITS.**

12 1. A new Section 105.1.3 is added to Section 105.1 of the California
13 Building Code to read as follows:

14 “**105.1.3 Construction Without Permit.** To remedy any
15 construction without permit, as defined in Section 202 of this code,
16 any owner or owner’s authorized agent applicant shall comply with
17 the provisions of the applicable part of the California Building
18 Standards Code, Riverside County ordinances, and Riverside County
19 Building and Safety Department policies and procedures in effect at
20 the time of the building plan submittal to obtain the required permit(s).
21 The building official may determine whether non-deconstructive
22 testing or deconstructive testing will be required to verify whether the
23 construction without permit complies with the applicable part of the
24 California Building Standards Code, Riverside County ordinances,
25 and Riverside County Building and Safety Department policies and
26 procedures.”

27 2. A new Section 105.3.1.1 is added to Section 105.3.1 of the California
28 Building Code to read as follows:

1 pursuant to Section 110. When a permit expires under this section, no
2 work shall be done unless the owner or owner's authorized agent
3 obtains a new permit."

- 4 4. A new Section 105.8 is added to Section 105 of the California
5 Building Code to read as follows:

6 "**105.8 Recommencement of Work After Expiration, Suspension**
7 **or Revocation.** After expiration, suspension or revocation of a
8 permit, any owner or owner's authorized agent must obtain the
9 required new permit prior to recommencing work. The permit fee shall
10 be determined by using the approved fix-rate fee or deposit-based fee,
11 as established in Riverside County Ordinance No. 457, as amended
12 from time to time, for the activity permitted. If there has been a major
13 code change between the expired, suspended or revoked permit date
14 and the request for a new permit for the same work, fees will be
15 charged for the time necessary to verify compliance with the new
16 building codes that have been adopted since the initial permit was
17 issued. A major code change includes revisions, errata, or
18 supplements issued by the California Building and Standards
19 Commission to any part of the California Building Standards Code."

20 C. **SUBMITTAL DOCUMENTS.**

- 21 1. Section 107.1 of the California Building Code is amended to read as
22 follows:

23 "**107.1 General.** Submittal documents consisting of construction
24 documents, statement of special inspections, geotechnical report and
25 other data shall be submitted in two or more sets with each permit
26 application. The construction documents shall be prepared by a
27 registered design professional where required by the statutes of the
28 jurisdiction in which the project is to be constructed and the

1 documents shall bear the stamp and signature of the registered design
2 professional, as set forth in Business and Professions Code sections
3 5536.1 and 6735. Where special conditions exist, the building official
4 is authorized to require additional construction documents to be
5 prepared by a registered design professional and the documents shall
6 bear the stamp and signature of the registered design professional, as
7 set forth in Business and Professions Code Sections 5536.1 and 6735.

8 **Exception:** The building official is authorized to waive the
9 submission of construction documents and other data not
10 required to be prepared by a registered design professional if
11 the building official determines that the nature of the work
12 applied for is such that review of construction documents is
13 not necessary to obtain compliance with this code.”

14 2. A new Section 107.1.1 is added to Section 107.1 of the California
15 Building Code to read as follows:

16 **“107.1.1 Exemption to submittal documents prepared by a**
17 **registered design professional.** As set forth in Business and
18 Professions Code Sections 5537 and 6737.1, a person other than a
19 registered design professional as defined in this code may prepare
20 construction documents for the following:

- 21 1. Single-family dwellings of woodframe construction not more
22 than two stories and basement in height.
- 23 2. Multiple dwellings containing no more than four dwelling
24 units of woodframe construction not more than two stories and
25 basement in height. However, this paragraph shall not be
26 construed as allowing an unlicensed person to design multiple
27 clusters of up to four dwelling units each to form apartment or
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1 condominium complexes where the total exceeds four units on
2 any lawfully divided lot.

3 3. Garages or other structures appurtenant to buildings described
4 under subdivision (1), of woodframe construction not more
5 than two stories and basement in height.

6 4. Agricultural and ranch buildings of woodframe construction,
7 unless the building official having jurisdiction deems that an
8 undue risk to the public health, safety, or welfare is involved.
9 If any portion of any structure exempted by this section
10 deviates from substantial compliance with conventional
11 framing requirements for woodframe construction found in the
12 most recent edition of Title 24 of the California Code of
13 Regulations or tables of limitation for woodframe
14 construction, as defined by the applicable part of the California
15 Building Standards Code duly adopted by the County of
16 Riverside or the state, the building official shall require the
17 preparation of plans, drawings, specifications, or calculations
18 for that portion by, or under the responsible control of, a
19 licensed architect or registered engineer. The documents for
20 that portion shall bear the stamp and signature of the licensee
21 who is responsible for their preparation. Substantial
22 compliance for purposes of this section is not intended to
23 restrict the ability of the building officials to approve plans
24 pursuant to existing law and is only intended to clarify the
25 intent of Chapter 405 of the Statutes of 1985.

26 **Exception:** At no time may a contractor or person
27 other than a registered design professional prepare
28 construction documents for design for others.”

1 3. A new Section 107.2.1.1 is added to Section 107.2.1 of the California
2 Building Code to read as follows:

3 “**107.2.1.1 Earthquake Fault Zones.** In addition to the requirements
4 of this code, all applicants for a building permit for a building or
5 structure used for human occupancy that lies within an earthquake
6 fault zone delineated by the State Geologist pursuant to Public
7 Resources Code Section 2621 et seq. and which is subject to Riverside
8 County Ordinance No. 547, as amended from time to time, shall
9 comply with all the provisions thereof.”

10 D. **FEES.**

11 1. Section 109.2 of the California Building Code is amended to read as
12 follows:

13 “**109.2 Schedule of permit fees.** On buildings, structures, electrical,
14 gas, mechanical, and plumbing systems or alterations requiring a
15 permit, a fee for each permit shall be paid as required, in accordance
16 with the schedule as by the applicable governing authority. The
17 County of Riverside establishes the processing procedures for permit
18 fees in Riverside County Ordinance No. 671, as amended from time
19 to time, and the amount and type of each permit fee in Appendix A to
20 Riverside County Ordinance No. 457, as amended from time to time.”

21 2. Section 109.4 of the California Building Code is amended to read as
22 follows:

23 “**109.4 Work commencing before permit issuance.** Any person or
24 entity who commences any work on a building, structure, electrical,
25 gas, mechanical or plumbing system before obtaining the necessary
26 permits shall be subject to a fee established by the building official
27 that shall be in addition to the required permit fees. The County of
28 Riverside establishes an hourly permit fee as set forth in Riverside

1 County Ordinance No. 457, as amended from time to time, for an
2 investigation of such work. This hourly permit fee shall be in addition
3 to the required permit fees.”

4 3. Section 109.6 of the California Building Code is amended to read as
5 follows:

6 “**109.6 Refunds.** The building official is authorized to establish a
7 refund policy. The County of Riverside shall refund fees in
8 accordance with the processing procedure of Riverside County
9 Ordinance No. 671, as amended from time to time, in the following
10 circumstances:

- 11 1. A permit or inspection fee which was erroneously paid or
12 collected.
- 13 2. During the term of a fixed rate permit and when no work has
14 commenced under a permit in accordance with this code. In
15 this circumstance, the building official may authorize the
16 refunding of not more than 80% of the permit fee paid.
- 17 3. When property for which a permit for a project has been issued
18 is annexed to a city and the County loses jurisdiction over the
19 property prior to completion of the project. In this
20 circumstance, the portion of any fees collected, in accordance
21 with Riverside County Ordinance No. 457, as amended from
22 time to time, that are in excess of the costs to the Department
23 of Building and Safety may be refunded. An application for
24 refund shall be made on the appropriate form to the building
25 official for review and approval.

26 **Exception:** Any fee collected under any section of this
27 code for the State of California shall not be refunded
28 by the County of Riverside.”

1 E. **DEFINITIONS.**

2 1. Section 202 of the California Building Code is amended to add the
3 following definitions:

4 “**AGRICULTURAL SHADE STRUCTURE.** A structure that is
5 open on two or more sides and designed and constructed to house farm
6 implements, hay, grain, poultry, livestock or other horticultural
7 products. This structure shall not be a place of human habitation or a
8 place of employment where agricultural products are processed,
9 treated or packaged, nor shall it be a place used by the public.”

10 “**CONSTRUCTION WITHOUT PERMIT (“CWP”).** Any
11 building, structure, grading, improvement, appliance or equipment
12 that has been constructed, erected or placed on a property without a
13 permit required by the California Building Standards Code.”

14 “**POND.** A constructed or prefabricated artificial basin constructed
15 below grade, designed to contain water and not intended to be used as
16 a lake, pool or swimming pool.”

17 “**SHED.** A building not to exceed 600 square feet in area, which is
18 only used for storage and not a place of human habitation, place of
19 employment, or place used by the public. A shed shall not contain a
20 door where a vehicle can pass through.”

21 2. Section 202 of the California Building Code is amended to amend the
22 following definitions:

23 “**REGISTERED DESIGN PROFESSIONAL.** An individual who
24 is registered or licensed to practice their respective design profession
25 as defined by the statutory requirements of the professional
26 registration laws of the state or jurisdiction in which the project is to
27 be constructed and holds a current California license or registration as
28 an architect or engineer.”

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F. **PONDS.**

1. A new Section 3112 is added to Chapter 31 of the California Building Code to read as follows:

**“SECTION 3112
PONDS”**

2. A new Section 3112.1 is added to Section 3112 of the California Building Code to read as follows:

“3112.1 General. Construction of ponds shall comply with all requirements of this code, including permits for grading, plumbing, electrical, and mechanical, when applicable.”

3. A new Section 3112.2 is added to Section 3112 of the California Building Code to read as follows:

“3112.2 Definition. The following term is defined in Section 202:
POND.”

G. **AGRICULTURAL REGISTRATION CERTIFICATE.**

1. A new Section 3113 is added to Chapter 31 of the California Building Code to read as follows:

“SECTION 3113

AGRICULTURAL REGISTRATION CERTIFICATE”

2. A new Section 3113.1 is added to Section 3113 of the California Building Code to read as follows:

“3113.1 General. Prior to the commencement of any construction or work on an agricultural shade structure, an agricultural registration certificate shall be obtained from the building official.”

3. A new Section 3113.2 is added to Section 3113 of the California Building Code to read as follows:

“3113.2 Definition. The following term is defined in Section 202:
AGRICULTURAL SHADE STRUCTURE.”

1 4. A new Section 3113.3 is added to Section 3113 of the California
2 Building Code to read as follows:

3 “**3113.3 Application.** An application for an agricultural registration
4 certificate shall describe the location, nature, and estimated cost of
5 construction of the agricultural shade structure.”

6 5. A new Section 3113.4 is added to Section 3113 of the California
7 Building Code to read as follows:

8 “**3113.4 Payment of Fees.** An agricultural registration certificate
9 shall not be valid until the fees established by Riverside County
10 Ordinance No. 457, as amended from time to time, have been paid,
11 nor shall an amendment to a permit be released until the additional
12 fee, if any, has been paid.”

13 H. **SAFEGUARDS DURING CONSTRUCTION.**

14 1. A new Section 3302.2.1 is added to Section 3302.2 of the California
15 Building Code to read as follows:

16 “**3302.2.1 Waste Materials.** Construction rubbish and debris that
17 includes, but is not limited to, stub ends of cut lumber, broken lumber
18 and other scrap wood, scrap cement and plaster, scrap metal, paper
19 cartons, wrappings, and similar materials that result from the process
20 of constructing a building or structure.”

21 2. A new Section 3302.2.2 is added to Section 3302.2 of the California
22 Building Code to read as follows:

23 “**3302.2.2 Collections and Disposal.** During the process of
24 constructing a building or structure, the construction site and general
25 area around the site shall be kept clear of waste materials that result
26 from the construction activities. Waste materials shall not be allowed
27 to accumulate on, or be blown from, the site and shall be placed in
28 appropriate containers or removed from the construction site to an

1 authorized disposal area. All containers for waste materials shall be
2 emptied periodically at an authorized disposal area so they will remain
3 usable for further collection of waste materials. When construction is
4 complete, a final clean-up of waste materials from the site shall be
5 conducted by the permittee.”

6 3. A new Section 3302.2.3 is added to Section 3302.2 of the California
7 Building Code to read as follows:

8 “**3302.2.3 Inspections.** A permit holder shall not be entitled to, and
9 no inspector shall make an inspection of any phase of completed work,
10 including the final inspection, if the construction site or general area
11 thereof contains an accumulation of rubbish and debris.”

12 Section 6. ADOPTION OF APPENDIX C, GROUP U – AGRICULTURAL
13 BUILDINGS, OF THE 2016 CALIFORNIA BUILDING CODE. Appendix C, Group U – Agricultural
14 Buildings, including any errata and supplements, of the 2016 California Building Code is adopted in its
15 entirety.

16 Section 7. ADOPTION OF APPENDIX I, PATIO COVERS, OF THE 2016
17 CALIFORNIA BUILDING CODE. Appendix I, Patio Covers, including any errata and supplements, of
18 the California Building Code is adopted in its entirety.

19 Section 8. AMENDMENTS TO APPENDIX J, GRADING, OF THE 2016
20 CALIFORNIA BUILDING CODE. Appendix J, Grading, including any errata and supplements, of the
21 2016 California Building Code is adopted in its entirety, except as to the following:

22 A. GENERAL.

23 1. Section J101.1 of Appendix J of the California Building Code is
24 amended to read as follows:

25 “**J101.1 Scope.** The intent of this Appendix J is to safeguard life,
26 limb, property, and public welfare by regulating the clearing,
27 grubbing, grading, excavation, stockpiling, paving, exploratory
28 excavations and earthwork construction, including fills and

1 embankments; agricultural grading, storm water compliance, and
2 control of runoff from graded sites, including erosion sediments and
3 construction related pollutants on private property in the
4 unincorporated area of the County of Riverside. The scope of this
5 Appendix J does not include road work that is administered by the
6 Riverside County Director of Transportation through a Riverside
7 County contract or Riverside County Ordinance Nos. 460, 461 and
8 499, as amended from time to time.”

- 9 2. A new Section J101.1.1 is added to Section J101.1 of Appendix J of
10 the California Building Code to read as follows:

11 “**J101.1.1 Purpose.** This Appendix sets forth requirements to control
12 the clearing, grubbing, grading, excavation, stockpiling, paving,
13 exploratory excavations and earthwork construction, including fills
14 and embankments; agricultural grading, storm water compliance and
15 control of runoff from graded sites, including erosion sediments and
16 construction related pollutants on private property and establishes
17 administrative requirements for approval of plans, issuance of permits
18 and inspection of grading in compliance with the other provisions of
19 this code.”

- 20 3. A new Section J101.1.2 is added to Section J101.1 of Appendix J of
21 the California Building Code to read as follows:

22 “**J101.1.2 Alternative Methods of Construction.** The provisions of
23 this Appendix J are not intended to prevent any method of construction
24 not specifically prescribed by this code, provided that any such
25 alternative has been approved by the building official. An alternative
26 method of construction may be approved where the building official
27 finds that the proposed method of construction provides equivalent
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1 flood protection or if the unique characteristics of a building site make
2 the requirements unnecessary.”

- 3 4. A new Section J101.1.3 is added to Section J101.1 of Appendix J of
4 the California Building Code to read as follows:

5 “**J101.1.3 Other Requirements.** In addition to the requirements of
6 this Appendix J, the building official may require intermittent grading
7 inspections, additional storm water inspections, implementation of
8 additional precautionary Best Management Practices (“BMPs”),
9 permanent stabilization and other mitigation measures to provide site
10 stabilization and protection of adjacent private property, public right
11 of way, blue line streams and natural water courses.”

- 12 5. A new Section J101.3 is added to Section J101 of Appendix J of the
13 California Building Code to read as follows:

14 “**J101.3 Grading Designation.** The designations for Regular
15 Grading and Engineered Grading are described as follows.”

- 16 6. A new Section J101.3.1 is added to Section J101.3 of Appendix J of
17 the California Building Code to read as follows:

18 “**J.101.3.1 Regular Grading.** Grading is designated “Regular
19 Grading” in any of the following circumstances:

- 20 1. Single Family Grading with earthwork quantities indicating
21 grading less than 200 cubic yards.
22 2. Stockpile Permit with earthwork quantities indicating
23 stockpiling less than 200 cubic yards.
24 3. Clearing and Grubbing with earthwork quantities indicating
25 less than 200 cubic yards.”

- 26 7. A new Section J101.3.2 is added to Section J101.3 of Appendix J of
27 the California Building Code to read as follows:
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1 “**FARMED.** The lot has been subject to practices associated with the raising
2 of crops or animals including but not limited to discing, plowing, tilling,
3 seeding, cultivating, harvesting, pasturing and fallowing for the purpose of
4 crop rotation.”

5 “**FARMING.** The performance of practices associated with the raising of
6 crops or animals including but not limited to discing, plowing, tilling, seeding,
7 cultivating, harvesting, pasturing and fallowing for crop rotation.”

8 “**FARM PLAN.** A proposed plan for a site where the natural ground surface
9 has not been previously disturbed and will be agriculturally graded for
10 commercial farming.”

11 “**GRUBBING.** The removal of the natural vegetation root system by any
12 means; including but not limited to brushing, clearing, tilling or disking.”

13 “**NATURAL GROUND SURFACE.** The ground surface in its original state
14 before any clearing, grubbing, grading, excavation or filling.”

15 “**NATURAL WATER COURSE.** Any natural channel through which water
16 may flow, including an arroyo, canal, channel, conduit, creek, culvert, ditch,
17 drain, gully, ravine, stream, wash, waterway or wetland, in which tributary
18 drainage flows in a definite direction or course, either continuously,
19 intermittently or seasonally.”

20 “**OPERATING FARM.** An agricultural operation that has for at least two
21 consecutive years done each of the following:

- 22 1. Owned or leased implements used to produce crops or animals and
23 produced crops or animals for sale on any owned, managed or leased
24 land whether the land is contiguous or non-contiguous; and
- 25 2. Derived reportable sales of the crops or animals produced.”

26 “**ROUGH GRADE.** The stage at which the grade approximately conforms
27 to the approved plan including the installation of brow ditches, terrace and
28 down drains and the installation of runoff velocity reducers.”

1 “SITE. A lot or parcel of land or contiguous combination thereof, under the
2 same ownership, where grading is performed or permitted.”

3 “STOCKPILE. A supply of earth material placed on a site, for a temporary
4 period of time not to exceed 12 months.”

5 C. **PERMITS REQUIRED.**

6 1. Section J103.1 of Appendix J of the California Building Code is
7 amended to read as follows:

8 “**J103.1 Permits required.** Except as exempted in Section J103.2,
9 none of the following types of grading shall take place without first
10 obtaining approval and an appropriate permit from the building
11 official pursuant to all of the permit requirements of this Appendix J:

- 12 1. Clearing, grubbing, grading, excavation, stockpiling,
13 earthwork construction, including fills and embankments,
- 14 2. Widening or construction of private roads including placement
15 of base or gravel,
- 16 3. Paving, re-paving of private roads and parking lots,
- 17 4. Exploratory excavations, and
- 18 5. Precise grading.”

19 2. A new Section J103.1.1 is added to Section J103.1 of Appendix J of
20 the California Building Code to read as follows:

21 “**J103.1.1 Precise Grading Permit.** After issuance of a permit
22 authorizing rough grading work, a precise grading permit authorizing
23 precise grading work shall be obtained regardless of precise grading
24 quantities of excavation or fill.”

25 3. A new Section J103.1.2 is added to Section J103.1 of Appendix J of
26 the California Building Code to read as follows:

27 “**J103.1.2 Best Management Practices Permit.** The building official
28 may require a Best Management Practice (“BMP”) permit to conduct

1 certain types of inspections; including but not limited to the following
2 types of inspections: Pre-Construction Inspection, National Pollutant
3 Discharge Elimination System (“NPDES”) Construction inspections,
4 Water Quality Management Plan (“WQMP”) BMP inspections,
5 Annual WQMP inspections, Bond Release inspections and Air
6 Quality inspections.”

7 4. A new Section J103.1.3 is added to Section J103.1 of Appendix J of
8 the California Building Code to read as follows:

9 “**J103.1.3 Performance Bond or Security.** A performance bond or
10 security may be required pursuant to Section 105.3.1.1 of the
11 California Building Code prior to the issuance of any permit pursuant
12 to this Appendix J.”

13 5. Section J103.2 of Appendix J of the California Building Code is
14 amended to read as follows:

15 “**J103.2 Exemptions.** When approved by the building official, the
16 following minor grading is exempt from the permit requirement of
17 Section J103.1:

18 1. Road work that is being regulated by the Riverside County
19 Director of Transportation by Riverside County contract or
20 through Riverside County Ordinance Nos. 460, 461 and 499,
21 as amended from time to time.

22 2. An excavation below finished grade for basements and
23 footings of a building, retaining wall or other structure
24 authorized by a valid building permit. This shall not exempt
25 any fill made with the material from such excavating nor
26 exempt any excavation having an unsupported height greater
27 than 5 feet after the completion of such structure.

28 3. Cemetery Graves.

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4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells or tunnels or utilities.
6. Mining quarrying, processing, stockpiling of rock, sand, gravel, aggregate or clay regulated by Riverside County Ordinance No. 555, as amended from time to time, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.
7. The construction or maintenance of roads or facilities for the generation, storage or transmission of water including floodwaters or any utilities by public agencies or their agents.
8. The maintenance of existing private roads by private individuals or their agents, including private roads used exclusively in connection with an agricultural use, but not the construction, paving or placement of gravel or base or the widening of such roads.
9. Fire protection within that area specified in any annual weed abatement notice or hazard reduction notice or such additional area as may be authorized or required, in writing, by the appropriate fire protection agency or as provided in Riverside County Ordinance No. 787, as amended from time to time..
10. Uses incidental to an existing residence such as fencing, gardening, or landscaping, including but not limited to, the mowing, cutting or removal of dead underbrush, dead weeds, or dead grasses when the work does not violate Section J103.1.
11. Site restoration work required pursuant to court order or otherwise authorized in writing by the County of Riverside or any state or federal agency.

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12. Exploratory excavations under the direction of soil engineers or engineering geologists. This exemption shall be restricted to those circumstances involving exploratory excavations of less than one thousand cubic yards in any one location less than one acre.
 13. An excavation which does not exceed 50 cubic yards on any one lot and which, (a) is less than 2 feet in depth, or (b) which does not create a cut slope greater than 5 feet in height and steeper than 1 ½ horizontal to 1 vertical. This exemption shall not apply when finish grading is proposed, subsequent to a permit authorizing rough grading.
 14. A fill less than 1 foot in depth and placed on natural terrain with a slope flatter than 5 horizontal to 1 vertical, or less than 3 feet in depth, not intended to support structures, which does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course. This exemption shall not apply when finish grading is proposed, subsequent to a permit authorizing rough grading.
 15. Agricultural discing on an operating farm.
 16. The raising of crops or animals exclusively for commercial agricultural purposes (“agricultural grading or clearing”) when all excavated material remains on-site and the agricultural grading or clearing occurs on land that will be used exclusively to raise crops or animals within one year of the grading or clearing.
 - a. Any person or entity claiming the benefit of this exemption shall file, under penalty of perjury, a completed Agricultural Grading/Clearing Certificate

1 (“Certificate”) with the building official prior to
2 commencing the agricultural grading or clearing. The
3 Certificate shall be accompanied by the appropriate
4 processing fee as well as an approved erosion control
5 plan from the United States Department of Agriculture
6 Nature Resource Conservation Service or licensed soil
7 engineer where any grading or clearing performed
8 under the exemption involves a slope angle of 10% or
9 greater. The filing of a Certificate shall not be
10 construed to authorize the commencement or
11 continuance of any activity prohibited by this
12 Appendix J, any other Riverside County ordinance, or
13 any state or federal law or regulation.

- 14 b. Any person or entity who files a Certificate shall file,
15 under penalty of perjury, a completed Agricultural
16 Grading/Clearing Verification (“Verification”) within
17 one year of filing of said Certificate. The Verification
18 shall be accompanied, where an approved erosion
19 control plan has been previously required to be
20 submitted, by a written confirmation from the United
21 States Department of Agriculture Natural Resource
22 Conservation Service or licensed soil engineer that all
23 work required in the approved erosion control plan has
24 been performed. Site restoration pursuant to this
25 Appendix J and all applicable Riverside County Board
26 of Supervisors policies shall, in all instances, be
27 required if a person or entity fails to file a Certificate
28 prior to grading, subsequently fails to file a verification

1 or fails to comply with erosion control plan
2 requirements as provided herein.

3 c. This exemption shall be restricted to only those areas
4 disturbed by actual farming and shall not apply to the
5 grading or clearing associated with the construction of
6 any building or structure itself and shall not apply to
7 any grading or clearing for any activity that requires a
8 land use permit. Furthermore, any grading or clearing
9 performed under this exemption shall not be construed
10 to have been evaluated for compliance with the grading
11 or building requirements of this Appendix J or any of
12 the applicable parts of the California Building
13 Standards Code.

14 d. The building official is authorized to grant, in writing,
15 one or more extensions of time, for periods not more
16 than one year each. The extension shall be requested in
17 writing and justifiable cause demonstrated for why the
18 farm plan would not be implemented within one year.
19 A grading permit shall be required for farm plans not
20 implemented within the time authorized by the
21 Certificate.

22 e. If at any time the building official determines that the
23 planned or actual grading or clearing is not for
24 agricultural purposes, a grading permit shall be
25 required. Any person or entity aggrieved by the
26 decision of the building official to require a grading
27 permit may file a written appeal of the decision with
28 Appeals Board as set forth in this code.

1 Exemption from the permit requirements of this Appendix J shall not
2 be deemed to grant authorization for any work to be done in any
3 manner in violation of the provisions of this code or any other laws or
4 Riverside County ordinances.”

- 5 6. A new Section J103.3 is added to Section J103 of Appendix J of the
6 California Building Code to read as follows:

7 **“SECTION J103.3**

8 **PENALTIES AND RESTORATION”**

- 9 7. A new Section J103.3.1 is added to Section J103.3 of Appendix J of
10 the California Building Code to read as follows:

11 **“J103.3.1 Penalty.** In addition to any other remedy provided by law,
12 any grading or clearing done in violation of this Appendix J may be
13 grounds for denying for five years all applications for building
14 permits, use permits, sub-divisions, changes of zones, specific plans,
15 specific plan amendments, general plan amendments, and any other
16 land development application proposed for the property in which the
17 violation occurred. Grading permits shall not be subject to the five
18 year penalty established by this section. The five year period shall
19 commence from the date the violation is documented by the County
20 of Riverside through a notice of violation or any other means. The
21 Riverside County Board of Supervisors may waive this penalty for
22 good cause as may be demonstrated by the property owner. The
23 procedures, remedies and penalties for violations of this Appendix J
24 and for recovery of costs related to enforcement are provided in
25 Riverside County Ordinance No. 725, as amended from time to time.”

- 26 8. A new Section J103.3.2 is added to Section J103.3 of Appendix J of
27 the California Building Code to read as follows:
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1 recommendations in the soils engineering and engineering geology
2 report approved by the building official.”

- 3 2. Section J108.2 of Appendix J of the California Building Code is
4 amended to read as follows:

5 “**J108.2 Top of Slope.** The setback at the top of a cut slope shall not
6 be less than that shown in Figure J108.1 of this Appendix J, or than is
7 required to accommodate any required interceptor drains, whichever
8 is greater. For graded slopes within the site boundaries of the approved
9 grading plan, the property line between adjacent lots shall be at the
10 apex of the berm at the top of the slope. Additional setbacks may be
11 required if the building official finds it necessary for stability, safety,
12 increased drainage runoff, irrigation runoff or to ensure proper
13 maintenance along property line.”

- 14 3. A new Section J108.2.1 is added to Section J108.2 of Appendix J of
15 the California Building Code to read as follows:

16 “**J108.2.1 Toe of Fill Slope.** The setback from the toe of a fill slope
17 shall not be less than that shown in Figure J108.1 of this Appendix J.
18 Additional setbacks may be required if the building official finds it
19 necessary for stability, safety, increased drainage runoff, irrigation
20 runoff or to ensure proper maintenance along property line.”

21 F. **EROSION CONTROL.**

22 Section J110.1 of Appendix J of the California Building Code is amended to
23 read as follows:

24 “**J110.1 General.** The faces of cut and fill slopes shall be prepared and
25 maintained to control erosion and to provide permanent stability. This control
26 shall be permitted to consist of effective planting or other means of
27 stabilization that are approved by the building official.
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1 permit in violation of the requirements of Section J103 of this
2 Appendix J.”

- 3 4. A new Section J111.3 is added to Section J111 of Appendix J of the
4 California Building Code to read as follows:

5 “**J111.3 Site Restoration Procedures.** The following procedures
6 shall be completed for all site restorations:

- 7 1. **Grading Restoration Assessment Permit**
8 **Application.** Complete an “Application to Construct”
9 and file for an hourly permit, referred to as a BHR
10 permit, to obtain a grading restoration assessment
11 number.
- 12 2. **Site Assessment.** Obtain a site assessment from the
13 Riverside County Planning Department Environmental
14 Programs Division (“EPD”) and the Riverside County
15 Building and Safety Department.
- 16 3. **Restoration Plan.** Submit the following Biological
17 Restoration Plan or Earthwork Restoration Plan, if
18 required by the building official.
- 19 a. **Biological Restoration Plan.** A biological
20 restoration plan for grading shall be prepared
21 by a qualified biologist and shall be submitted
22 to the Riverside County EPD for review and
23 approval.
- 24 b. **Earthwork Restoration Plan.** An earthwork
25 restoration plan for grading shall be prepared
26 by a qualified California licensed civil engineer
27 shall be submitted to the Riverside County
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1 Building and Safety Department for review and
2 approval.”

3 5. A new Section J111.4 is added to Section J111 of Appendix J of the
4 California Building Code to read as follows:

5 “**J111.4 Payment of Fees.** A Restoration Assessment Permit shall
6 not be valid until the fees prescribed in Riverside County Ordinance
7 No. 457, as amended from time to time, have been paid, nor shall an
8 amendment to a permit be released until the additional fee, if any, has
9 been paid.”

10 H. **STOCKPILES.**

11 1. A new Section J112 is added to Appendix J of the California Building
12 Code to read as follows:

13 “**SECTION J112**
14 **STOCKPILES”**

15 2. A new Section J112.1 is added to Section J112 of Appendix J of the
16 California Building Code to read as follows:

17 “**J112.1 Definition.** The following definition is defined in Section
18 J102.1:

19 **STOCKPILE.”**

20 3. A new Section J112.2 is added to Section J112 of Appendix J of the
21 California Building Code to read as follows:

22 “**J112.2 Stockpile Requirements.** The requirements for stockpiles
23 are as follows:

24 1. A stockpile shall require a stockpile registration permit in
25 accordance with this Section J112 and payment of a fee in
26 accordance with the fee schedule in Riverside County
27 Ordinance No. 457, as amended from time to time.
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2. A stockpile shall be authorized in conjunction with an approved construction project or as approved by the building official.
3. A stockpile shall not obstruct or divert natural drainage, water courses or blue line streams.
4. A stockpile shall be carefully maintained and under no circumstances cause an adverse effect to adjacent properties.
5. Erosion and dust control measures shall be implemented for a stockpile pursuant to Sections J110 and J114 of this Appendix J and fencing may be required for a stockpile, as determined by the building official. Permanent BMPs shall be implemented when stockpiling for greater than six months.
6. The borrow site shall be permitted pursuant to the provisions of this Appendix J and the quantity of excavated earth material may not exceed the authorized quantity for either site.”

4. A new Section J112.3 is added to Section J112 of Appendix J of the California Building Code to read as follows:

“J112.3 Stockpile Registration Permit. A stockpile registration permit shall be required for a stockpile in accordance with the requirements of this Appendix J and the following:

1. A stockpile shall not be authorized until such time as a stockpile registration permit is submitted to and approved by the building official.
2. A stockpile registration permit shall expire 12 months from the date of issuance. Upon expiration, the stockpile shall be removed pursuant to a grading permit authorizing such removal unless a new stockpile registration permit is submitted to and approved by the building official.

1 3. A stockpile registration permit may be approved by the
2 building official for a total of an additional three times for the
3 same site.

4 4. If stockpiling remains for greater than six months, permanent
5 BMPs shall be installed. Temporary BMPs will not be
6 acceptable for stockpiling greater than six months.”

7 5. A new Section J112.4 is added to Section J112 of Appendix J of the
8 California Building Code to read as follows:

9 “**J112.4 Payment of Fees.** A stockpile registration permit shall not
10 be valid until the fees prescribed in Riverside County Ordinance No.
11 457, as amended from time to time, have been paid, nor shall an
12 amendment to a stockpile registration permit be released until the
13 additional fee, if any, has been paid.”

14 I. **PARKING LOTS.**

15 1. A new Section J113 is added to Appendix J of the California Building
16 Code to read as follows:

17 “**SECTION J113**

18 **PARKING LOTS”**

19 2. A new Section J113.1 is added to Section J113 of Appendix J of the
20 California Building Code to read as follows:

21 “**J113.1 Requirements.** The requirements for grading parking lots
22 are as follows:

- 23 1. Minimum parking lot grade for asphalt concrete shall be 1%.
24 2. Minimum parking lot grade for concrete shall be 0.35%.
25 3. Minimum parking lot grade for alternative pavements such as
26 porous or pervious pavements shall be in accordance with the
27 manufactures specifications for drainage or approved Water
28 Quality Management Plan.

1 4. If no preliminary soils report is provided specifying the
2 structural paving section, then the structural section required
3 shall be 3 inches asphalt concrete and 4 inches Class II
4 aggregate base.

5 5. In instances where the grading plan involves the use of porous
6 or pervious pavements as an alternative to asphalt and concrete
7 surfaces, the manufactures specifications shall be provided to
8 the building official for review and approval.”

9 3. A new Section J113.2 is added to Section J113 of Appendix J of the
10 California Building Code to read as follows:

11 “**J113.2 Permits.** A permit to grade a parking lot shall be obtained in
12 accordance with the all of the permit requirements of Section J103 of
13 Appendix J.”

14 4. A new Section J113.3 is added to Section J113 of Appendix J of the
15 California Building Code to read as follows:

16 “**J113.3 Payment of Fees.** A permit to grade a parking lot shall not
17 be valid until the fees prescribed in Riverside County Ordinance No.
18 457, as amended from time to time, have been paid, nor shall an
19 amendment to a permit be released until the additional fee, if any, has
20 been paid.”

21 5. A new Section J113.4 is added to Section J113 of Appendix J of the
22 California Building Code to read as follows:

23 “**J113.4 Inspections.** Inspections shall be performed in accordance
24 with Section J105 of this Appendix J.”

25 J. **DUST CONTROL.**

26 1. A new Section J114 is added to Appendix J of the California Building
27 Code to read as follows:
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**“SECTION J114
DUST CONTROL”**

2. A new Section J114.1 is added to Section J114 of Appendix J of the California Building Code to read as follows:

“J114.1 General. The sites for which a valid grading permit has been issued shall have necessary dust control measures to control dust during grading operations and throughout all aspects of the site development. All clearing and grading shall be carried out with dust control measures adequate to prevent creation of a nuisance to persons or public or private property. The following measures shall be implemented during clearing or grading to achieve adequate dust control: watering, application of surfactants, shrouding, control of vehicle speeds or other measures to reduce the dispersion of dust. Sites located within the Coachella Valley shall implement PM10 Fugitive Dust Mitigation measures in accordance with Riverside County Ordinance No. 742, as amended from time to time.”

K. REFERENCED STANDARDS.

The existing Section J111 is renumbered as Section J115 of Appendix J of the California Building Code.

Section 9. AMENDMENTS TO THE 2016 CALIFORNIA RESIDENTIAL CODE.

The 2016 California Residential Code, including any errata and supplements, is adopted in its entirety except as to the following:

A. DUTIES AND POWERS OF BUILDING OFFICIAL.

1. Section R104.11 of the California Residential Code is amended to read as follows:

“R104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any

1 design or method of construction not specifically prescribed by this
2 code, provided that any such alternative has been approved by the
3 building official. An alternative material, design or method of
4 construction shall be approved where the building official finds that
5 the proposed design is satisfactory and complies with the intent of the
6 provisions of this code, and that the material, method or work offered
7 is, for the purpose intended, not less than the equivalent of that
8 prescribed in this code in quality, strength, effectiveness, fire
9 resistance, durability and safety. An alternative material, design or
10 method of construction shall also be approved where the building
11 official finds that the proposed method of construction provides
12 equivalent flood protection or if the unique characteristics of a
13 building site make the requirements unnecessary. The building official
14 may require plans for an alternative material, design or method of
15 construction that are prepared by a registered design professional.
16 Where the alternative material design or method of construction is not
17 approved, the building official shall respond in writing, stating the
18 reasons why the alternative was not approved.”

19 B. PERMITS.

- 20 1. A new Section R105.1.1 is added to Section R105.1 of the California
21 Residential Code to read as follows:

22 “**R105.1.1 Construction Without Permit.** To remedy any
23 construction without permit, as defined in Section R202 of this code,
24 any owner or owner’s authorized agent applicant shall comply with
25 the provisions of the applicable Part of the California Building
26 Standards Code, Riverside County ordinances, and Riverside County
27 Building and Safety Department policies and procedures in effect at
28 the time of the building plan submittal to obtain the required permit(s).

1 The building official may determine whether non-deconstructive
2 testing or deconstructive testing will be required to verify whether the
3 construction without permit complies with the applicable Part of the
4 California Building Standards Code, Riverside County ordinances,
5 and Riverside County Building and Safety Department policies and
6 procedures.”

- 7 2. A new Section R105.3.1.2 is added to Section R105.3.1 of the
8 California Building Code to read as follows:

9 “**R105.3.1.2 Performance Bond or Security.** As a condition to the
10 issuance of a permit for any project involving construction,
11 demolition, rehabilitation, grading, or special inspection, the building
12 official may require the posting of a performance bond or security in
13 an amount which the building official, in his discretion, deems
14 sufficient to assure timely performance and completion of the project
15 for which the permit is issued. The applicant shall satisfy the
16 requirement of posting a performance bond or security by providing
17 any of the types of security specified in Section 19835 of the Health
18 and Safety Code, as may be amended from time to time. The
19 performance bond or security shall be released upon completion, final
20 inspection, and approval of the project for which the permit is issued.
21 All or part of the performance bond or security may be released earlier
22 at the discretion of the building official.”

- 23 3. Section R105.5 of the California Residential Code is amended to read
24 as follows:

25 “**R105.5 Expiration.** Every permit issued shall become invalid unless
26 the work on the site authorized by such permit is commenced and an
27 approved building inspection has been obtained within 12 months
28 after its issuance, or if the work authorized on the site by such permit

1 is suspended or abandoned for a period of 180 days after the time the
2 work is commenced. A permit shall be deemed suspended or
3 abandoned if more than 180 days elapses prior to filing a request for
4 extension of time on the permit with the building official. The building
5 official is authorized to grant, in writing, one or more extensions of
6 time, for periods not more than 90 days each. The extension shall be
7 requested in writing and justifiable cause demonstrated, including
8 documentation of the substantial completion of a required inspection
9 pursuant to Section R109. When a permit expires under this section,
10 no work shall be done unless the owner or owner's authorized agent
11 obtains a new permit."

- 12 4. A new Section R105.10 is added to Section R105 of the California
13 Residential Code to read as follows:

14 **"R105.10 Recommencement of Work After Expiration,**
15 **Suspension or Revocation.** After expiration, suspension or
16 revocation of a permit, any owner or owner's authorized agent must
17 obtain the required new permit prior to recommencing work. The
18 permit fee shall be determined by using the approved fix-rate fee or
19 deposit-based fee, as established in Riverside County Ordinance No.
20 457, as amended from time to time, for the activity permitted. If there
21 has been a major code change between the expired, suspended or
22 revoked permit date and the request for a new permit for the same
23 work, fees will be charged for the time necessary to verify compliance
24 with the new building codes that have been adopted since the initial
25 permit was issued. A major code change includes revisions, errata, or
26 supplements issued by the California Building and Standards
27 Commission to any Part of the California Building Standards Code."
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C. **CONSTRUCTION DOCUMENTS.**

1. Section R106.1 of the California Residential Code is amended to read as follows:

“R106.1 Submittal documents. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed and the documents shall bear the stamp and signature of the registered design professional, as set forth in Business and Professions Code Sections 5536.1 and 6735. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional and the documents shall bear the stamp and signature of the registered design professional, as set forth in Business and Professions Code Sections 5536.1 and 6735.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if the building official determines that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.”

2. A new Section R106.1.5 is added to Section R106.1 of the California Residential Code to read as follows:

“R106.1.5 Exemption to submittal documents prepared by a registered design professional. As set forth in Business and Professions Code Sections 5537 and 6737.1, a person other than a

1 registered design professional as defined in this code may prepare
2 construction documents for the following:

- 3 1. Single-family dwellings of woodframe construction not more
4 than two stories and basement in height.
- 5 2. Multiple dwellings containing no more than four dwelling
6 units of woodframe construction not more than two stories and
7 basement in height. However, this paragraph shall not be
8 construed as allowing an unlicensed person to design multiple
9 clusters of up to four dwelling units each to form apartment or
10 condominium complexes where the total exceeds four units on
11 any lawfully divided lot.
- 12 3. Garages or other structures appurtenant to buildings described
13 under subdivision (1), of woodframe construction not more
14 than two stories and basement in height.
- 15 4. Agricultural and ranch buildings of woodframe construction,
16 unless the building official having jurisdiction deems that an
17 undue risk to the public health, safety, or welfare is involved.
18 If any portion of any structure exempted by this section
19 deviates from substantial compliance with conventional
20 framing requirements for woodframe construction found in the
21 most recent edition of Title 24 of the California Code of
22 Regulations or tables of limitation for woodframe
23 construction, as defined by the applicable Part of the
24 California Building Standards Code duly adopted by the
25 County of Riverside or the state, the building official shall
26 require the preparation of plans, drawings, specifications, or
27 calculations for that portion by, or under the responsible
28 control of, a licensed architect or registered engineer. The

1 documents for that portion shall bear the stamp and signature
2 of the licensee who is responsible for their preparation.
3 Substantial compliance for purposes of this section is not
4 intended to restrict the ability of the building officials to
5 approve plans pursuant to existing law and is only intended to
6 clarify the intent of Chapter 405 of the Statutes of 1985.

7 **Exception:** At no time may a contractor or person
8 other than a registered design professional prepare
9 construction documents for design for others.”

10 3. A new Section R106.1.6 is added to Section R106.1 of the California
11 Residential Code to read as follows:

12 **“R106.1.6 Earthquake Fault Zones.** In addition to the requirements
13 of this code, all applicants for a building permit for a building or
14 structure used for human occupancy that lies within an earthquake
15 fault zone delineated by the State Geologist pursuant to Public
16 Resources Code Section 2621 et seq. and which is subject to Riverside
17 County Ordinance No. 547, as amended from time to time, shall
18 comply with all the provisions thereof.”

19 D. **FEES.**

20 1. Section R108.2 of the California Residential Code is amended to read
21 as follows:

22 **“R108.2 Schedule of permit fees.** On buildings, structures,
23 electrical, gas, mechanical, and plumbing systems or alterations
24 requiring a permit, a fee for each permit shall be paid as required, in
25 accordance with the schedule as by the applicable governing
26 authority. The County of Riverside establishes the processing
27 procedures for permit fees in Riverside County Ordinance No. 671, as
28 amended from time to time, and the amount and type of each permit

1 fee in Appendix A to Riverside County Ordinance No. 457, as
2 amended from time to time.”

3 2. Section R108.5 of the California Residential Code is amended to read
4 as follows:

5 “**R108.5 Refunds.** The building official is authorized to establish a
6 refund policy. The County of Riverside shall refund fees in
7 accordance with the processing procedure of Riverside County
8 Ordinance No. 671, as amended from time to time, in the following
9 circumstances:

- 10 1. A permit or inspection fee which was erroneously paid or
11 collected.
- 12 2. During the term of a fixed rate permit and when no work has
13 commenced under a permit in accordance with this code. In
14 this circumstance, the building official may authorize the
15 refunding of not more than 80% of the permit fee paid.
- 16 3. When property for which a permit for a project has been issued
17 is annexed to a city and the County loses jurisdiction over the
18 property prior to completion of the project. In this
19 circumstance, the portion of any fees collected, in accordance
20 with Riverside County Ordinance No. 457, as amended from
21 time to time, that are in excess of the costs to the Department
22 of Building and Safety may be refunded. An application for
23 refund shall be made on the appropriate form to the building
24 official for review and approval.

25 **Exception:** Any fee collected under any section of this
26 code for the State of California shall not be refunded
27 by the County of Riverside.”
28

1 3. Section R108.6 of the California Residential Code is amended to read
2 as follows:

3 “**R108.6 Work commencing before permit issuance.** Any person
4 or entity who commences any work on a building, structure, electrical,
5 gas, mechanical or plumbing system before obtaining the necessary
6 permits shall be subject to a fee established by the building official
7 that shall be in addition to the required permit fees. The County of
8 Riverside establishes an hourly permit fee as set forth in Riverside
9 County Ordinance No. 457, as amended from time to time, for an
10 investigation of such work. This hourly permit fee shall be in addition
11 to the required permit fees.”

12 E. **DEFINITIONS.**

13 1. Section R202 of the California Residential Code is amended to add
14 the following definitions:

15 “**AGRICULTURAL SHADE STRUCTURE.** A structure that is
16 open on two or more sides and designed and constructed to house farm
17 implements, hay, grain, poultry, livestock or other horticultural
18 products. This structure shall not be a place of human habitation or a
19 place of employment where agricultural products are processed,
20 treated or packaged, nor shall it be a place used by the public.”

21 “**CONSTRUCTION WITHOUT PERMIT (“CWP”).** Any
22 building, structure, grading, improvement, appliance or equipment
23 that has been constructed, erected or placed on a property without a
24 permit required by the California Building Standards Code.”

25 “**POND.** A constructed or prefabricated artificial basin constructed
26 below grade, designed to contain water and not intended to be used as
27 a lake, pool or swimming pool.”

28 “**SHED.** A building not to exceed 600 square feet in area, which is

1 only used for storage and not a place of human habitation, place of
2 employment, or place used by the public. A shed shall not contain a
3 door where a vehicle can pass through.”

- 4 2. Section R202 of the California Residential Code is amended to amend
5 the following definitions:

6 “**REGISTERED DESIGN PROFESSIONAL.** An individual who
7 is registered or licensed to practice their respective design profession
8 as defined by the statutory requirements of the professional
9 registration laws of the state or jurisdiction in which the project is to
10 be constructed and holds a current California license or registration as
11 an architect or engineer.”

12 F. **PONDS.**

- 13 1. A new Section R341 is added to Chapter 3 of the California
14 Residential Code to read as follows:

15 “**SECTION R341**
16 **PONDS**”

- 17 2. A new Section R341.1 is added to Section R341 of the California
18 Residential Code to read as follows:

19 “**R341.1 General.** Construction of ponds shall comply with all
20 requirements of this code, including permits for grading, plumbing,
21 electrical, and mechanical, when applicable.”

- 22 3. A new Section R341.2 is added to Section R341 of the California
23 Residential Code to read as follows:

24 “**R341.2 Definition.** The following term is defined in Section R202:
25 **POND.**”

26 G. **AGRICULTURAL REGISTRATION CERTIFICATE.**

- 27 1. A new Section R342 is added to Chapter 3 of the California
28 Residential Code to read as follows:

1 "SECTION R342

2 AGRICULTURAL REGISTRATION CERTIFICATE"

3 2. A new Section R342.1 is added to Section R342 of the California
4 Residential Code to read as follows:

5 "R342.1 General. Prior to the commencement of any construction or
6 work on an agricultural shade structure, an agricultural registration
7 certificate shall be obtained from the building official."

8 3. A new Section R342.2 is added to Section R342 of the California
9 Residential Code to read as follows:

10 "R342.2 Definition. The following term is defined in Section R202:
11 AGRICULTURAL SHADE STRUCTURE."

12 4. A new Section R342.3 is added to Section R342 of the California
13 Residential Code to read as follows:

14 "R342.3 Application. An application for an agricultural registration
15 certificate shall describe the location, nature, and estimated cost of
16 construction of the agricultural shade structure."

17 5. A new Section R342.4 is added to Section R342 of the California
18 Residential Code to read as follows:

19 "R342.4 Payment of Fees. An agricultural registration certificate
20 shall not be valid until the fees established by Riverside County
21 Ordinance No. 457, as amended from time to time, have been paid,
22 nor shall an amendment to a permit be released until the additional
23 fee, if any, has been paid."

24 Section 10. ADOPTION OF APPENDIX H – PATIO COVERS OF THE 2016
25 CALIFORNIA RESIDENTIAL CODE. Appendix H – Patio Covers of the California Residential Code is
26 adopted in its entirety.

27 Section 11. ADOPTION OF THE 2016 CALIFORNIA ELECTRICAL CODE. The 2016
28 California Electrical Code, including any errata and supplements, is adopted in its entirety.

1 investigate and ascertain whether the property or premises is in compliance
2 with this section, and to make any inspection as may be necessary in the
3 performance of the enforcement duties. These investigation activities may
4 include visual inspections, taking of photographs, taking samples or other
5 physical evidence, and the making of video or audio recordings. All such
6 entries and inspections shall be done in a reasonable manner. If an owner,
7 lawful occupant or the respective agent thereof refuses permission to enter or
8 inspect, the County may seek an Administrative Inspection Warrant pursuant
9 to the procedures provided by California Code of Civil Procedure Section
10 1822.50 et seq., as may be amended from time to time. All costs incurred by
11 the County in seeking and obtaining an Administrative Inspection Warrant
12 shall be recoverable as abatement costs.

13 C. Summary Abatement. Pursuant to California Government Code Section
14 25845(a), and as may be amended, the County enforcement officer is
15 authorized to summarily abate public nuisances determined by the
16 enforcement officer to constitute an immediate threat to public health, safety
17 or welfare. Summary abatement authority shall include the right of the County
18 of Riverside to take immediate interim remedial measures to mitigate, secure
19 or make safe the immediate threat to public health and safety, including the
20 building official issuing an order to vacate.

21 D. Order to Vacate. Whenever in the opinion of the building official extreme
22 and imminent hazard exists, he shall give written notice ordering the
23 occupants of any such building to immediately vacate, and in the event
24 compliance with the order is not voluntarily and promptly obtained, he shall
25 request the law enforcement agency having jurisdiction to effect such a
26 vacation or forthwith take such action at law as is required to cause the
27 premises to be vacated. A copy of the "Order to Vacate", which shall include
28 the reasons for the order, shall be posted on the building and mailed to all

1 concerned parties and filed with the Clerk of the Riverside County Board of
2 Supervisors in the same manner as the notice of defects. Upon giving such
3 order to vacate, the building official shall cause to be posted at each entrance
4 to the building a notice to read: "Danger – Do Not Enter or Occupy, Building
5 Official, County of Riverside". Such notices shall remain posted until the
6 required repair, demolition or removal are completed. Such notice shall not
7 be removed without written permission of the building official, and no person
8 shall enter the building except for the purpose of making the required repairs
9 or the demolition of the building, without the written permission of the
10 building official.

11 E. Abatement Procedure. All substandard buildings as defined by this section
12 shall be abated in accordance with the procedures provided for in the State
13 Housing Law, California Health and Safety Code, Division 13, Part 1.5,
14 commencing with Section 17910 and California Code of Regulations, Title
15 25, Division 1, Chapter 1, Subchapter 1.

16 F. Recordation of Notices of Pendency in Abatement Proceedings.

17 1. Notice of Pendency.

18 a. Whenever the County institutes a judicial action or proceeding
19 to enforce a Land Use Ordinance, as defined in Riverside
20 County Ordinance No. 725, as amended from time to time, a
21 Notice of Pendency of the action or proceeding may be filed
22 with the County Recorder's Office. The Notice may be filed at
23 the time of the commencement of the action or proceeding and
24 upon recordation of the Notice, shall have the same effect as a
25 notice recorded in compliance with Section 405.20 et seq. of
26 the California Code of Civil Procedure, as amended from time
27 to time.
28

1 b. Upon motion of a party to the judicial action or proceeding,
2 the Notice of Pendency may be vacated upon an appropriate
3 showing of need therefore by an order of a judge of the Court
4 in which the action or proceeding is pending.

5 2. Notice of Pendency of Administrative Proceedings.

6 a. Whenever a Notice of Violation has issued pursuant to this
7 Ordinance, the County may record a Notice of Pendency of
8 Administrative Proceedings with the Office of the County
9 Recorder and shall notify the owner of the property of such
10 action.

11 b. The Notice of Pendency of Administrative Proceedings shall
12 describe the real property, shall set forth the non-complying
13 conditions, and shall state that all current or subsequent
14 owners of the property may be liable for abatement costs
15 pertaining to any violation of Land Use Ordinances and that
16 the abatement costs may be affixed as a lien and special tax
17 assessment on the real property.

18 c. A Release of Notice of Pendency of Administrative
19 Proceedings may be recorded after the County has confirmed
20 that each violation described in the Notice of Pendency of
21 Administrative Proceedings has been abated and all related
22 abatement costs have been reimbursed to the County.

23 3. Notice of Non Compliance. Any Notice of Non Compliance issued
24 or recorded by the County in abatement proceedings prior to the
25 effective date of this Riverside County Ordinance No. 457.104 shall
26 remain in full force and effect.

27 F. Abatement Cost Recovery. In addition to the costs recovery procedures
28 pursuant to the State Housing Law, all abatement costs incurred pursuant to

1 this section shall be recovered in accordance with the abatement costs
2 recovery procedures provided for in Riverside County Ordinance No. 725, as
3 amended from time to time, which is incorporated herein by this reference.

4 G. Enforcement by Civil Action. The County may abate a violation of this
5 ordinance by the prosecution of a civil action through the Office of County
6 Counsel, including an action for injunctive relief. The remedy of injunctive
7 relief may take the form of a court order, enforceable through civil contempt
8 proceedings or receivership, prohibiting the maintenance of the violation of
9 this ordinance or requiring compliance with other terms.

10 H. Misdemeanor Penalty. Any person who violates any of the provisions of this
11 part, the building standards published in the State Building Standards Code
12 relating to the provisions of this part, or any other rule or regulation
13 promulgated pursuant to the provisions of this part is guilty of a misdemeanor,
14 punishable by a fine not exceeding \$1,000.00 or by imprisonment not
15 exceeding six months, or by both such fine and imprisonment.

16 I. Non-Exclusive Remedies and Penalties. All remedies and penalties for the
17 abatement of public nuisances provided for in this section shall be cumulative
18 and not exclusive. Enforcement by use of any administrative, criminal or civil
19 action, citation or administrative proceeding or abatement remedy does not
20 preclude the use of additional citations or other remedies as authorized by
21 other ordinance or law. Enforcement remedies may be employed concurrently
22 or consecutively. Conviction and punishment of or enforcement against any
23 person hereunder shall not relieve such person from the responsibility of
24 correcting, removing or abating a violation, nor prevent the enforced
25 correction, removal or abatement thereof. Each and every day, or any portion
26 thereof, during which any violation of a this section or the rules, regulations,
27 orders, permits or conditions of approval issued thereunder is committed,
28 continued, or permitted by such person, shall be deemed a separate and

1 distinct offense.

2 Section 19. INCORPORATION OF APPENDIX A. Appendix A, setting forth permit types
3 and fees related to building and grading, is incorporated herein by this reference.

4 Section 20. VIOLATION AND PENALTIES. Unless otherwise provided in this
5 ordinance or as required by state law, the procedures, remedies and penalties for any violation of this
6 ordinance and for recovery of costs related to enforcement are provided for in Riverside County Ordinance
7 No. 725, as amended from time to time, which is incorporated herein by this reference.

8 Section 21. SEVERABILITY. If any provision, clause, sentence or paragraph of this
9 ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity
10 shall not affect the other provisions of this ordinance which can be given effect without the invalid provision
11 or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

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Section 2. EFFECTIVE DATE. This ordinance shall take effect sixty (60) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy
(SEAL)

APPROVED AS TO FORM
July 9, 2019

By: Sarah K Moore
SARAH K. MOORE
Deputy County Counsel

APPENDIX A

AP Type	Description	Work Class	Description	Deposit or Fixed Fee	Total
BNR	Commercial	ACOM	ADDITION TO COMMERCIAL BUILDING	D	\$6,815.10
	Buildings	AGRC	AGRICULTURAL BUILDING	D	\$4,865.32
		AIND	ADDITION TO INDUSTRIAL BUILDING	D	\$13,985.38
		COM	COMMERCIAL BUILDING	D	\$11,567.28
		IND	INDUSTRIAL BUILDING	D	\$16,174.38
BTI	Tenant	TI	TENANT IMPROVEMENT	D	\$2,743.30
	Improvement	COT	CHANGE OF TENANT	D	\$1,034.16
BTW	Tower	CTWR	CELL TOWERS	D	\$2,413.84
		EQCS	EQUIP FOR CELL SITES	D	\$813.60
BME	Mechanical	RMEC	RESIDENTIAL MECHANICAL	F	\$187.89
		CMEC	COMMERCIAL MECHANICAL	D	\$434.72
BPL	Plumbing	RPLU	RESIDENTIAL PLUMBING	F	\$187.89
		CPLU	COMMERCIAL PLUMBING	D	\$434.72
BSP	Pool	COMP	COMMERCIAL POOL/SPA	F	\$714.60
		RES	RESIDENTIAL POOL/SPA	F	\$537.03
		SPAF	PORTABLE SPA/ FOUNTAIN	F	\$187.89
		PLFNL	POOL/SPA FINAL INSPECTION	F	\$332.52
BDE	Demo	DEMO	DEMOLITION PERMIT	F	\$216.14
BEL	Electrical	RELE	RESIDENTIAL ELECTRICAL	F	\$221.14
		CELE	COMMERCIAL ELECTRICAL	D	\$432.64
		RSET	METER RESET RESIDENTIAL	F	\$304.27
		EWEL	ELECTRIC TO WELL	F	\$407.80
		TPWR	TEMPORARY POWER	F	\$221.14
		EUPG	SERVICE UP-GRADE - RESIDENTIAL	F	\$304.27
		RSLRR	ROOF MOUNT SOLAR RESIDENTIAL	F	\$441.05
		GSLRR	GROUND MOUNT SOLAR RESIDENTIAL	F	\$574.06
BRR	Re-Roof	SLRC	SOLAR COMMERCIAL	D	\$2,763.92
		RREP	INSTALLATION/ REPLACEMENT - RESIDENTIAL	F	\$187.89
		RALT	STRUCTURE ALTERATION - RESIDENTIAL	F	\$424.42
		CREP	INSTALLATION/ REPLACEMENT - COMMERCIAL	F	\$191.48
		CALT	STRUCTURE ALTERATION - COMMERCIAL	F	\$432.64
BMN	Manufactured	LPC	LOW PROFILE COMMERCIAL	F	\$345.28
	Buildings	MCC	MANUFACTURED COMMERCIAL COACH	F	\$249.44
		Commercial	ACC	ACCESSORY STRUCTURE (each structure)	F
		FBC	FACTORY BUILT COMMERCIAL WITH FOUNDATION	D	\$781.40
		PFC	PERMANENT FOUNDATION COMMERCIAL	F	\$251.38
REPLC		REPLACEMENT MANUFACTURED BLDG COMMERCIAL	F	\$249.44	
BAS	Accessory Structure	SPC	SITE PREPARATION COMMERCIAL	D	\$861.22
		ACB1	ACCESSORY BUILDING 1,000 SQ FT	D	\$1,347.21
		ACB3	ACCESSORY BUILDING 1,001-3,000 SQ FT	D	\$1,585.79
		ACCBL	ACCESSORY BUILDING OVER 3,000 SQFT	D	\$1,689.32
BMK	Manufactured Home	ACFNL	ACCESSORY BUILDING FINAL INSPECTION	F	\$349.15
		AGEH	AGRICULTURAL EMPLOYEE HOUSING	F	\$629.34
	Park	PARK	MANUFACTURED HOME PARK	F	\$629.34

AP Type	Description	Work Class	Description	Deposit or Fixed Fee	Total
		ACMHP	ACCESSORY STRUCTURE PARK (each structure)	F	\$230.63
BSD	Standard Plan	STSP	STANDARD PLAN TRACT DWELLING	D	\$3,128.65
		WALL	STANDARD PLAN TRACT WALL	D	\$1,012.66
BRS	New Residential	MODL	MODEL TRACT DWELLING	D	\$2,017.25
		GST	GUEST QUARTERS	D	\$3,001.85
		MFD	MULTI-FAMILY DWELLING	D	\$4,788.69
		SFA	SINGLE FAMILY ATTACHED DWELLING	D	\$6,263.00
		SFD	SINGLE FAMILY DETACHED DWELLING	D	\$5,353.56
		PTD	PRODUCTION TRACT DWELLING	D	\$1,453.70
		SUP	SECOND UNIT SINGLE FAMILY DWELLING	D	\$5,353.56
		DFNL	DWELLING FINAL INSPECTION	F	\$482.15
BWL	Walls	RETCS	RETAINING WALL - COUNTY STANDARD	D	\$391.48
		RETE	RETAINING WALL - ENGINEERED	D	\$634.14
	Single Lot Each wall	GWAL	GARDEN WALL, COUNTY STANDARD	F	\$291.72
		WALT	REPEAT PRODUCTION WALLS	F	\$254.39
		GWALE	GARDEN WALL, ENGINEERED	D	\$457.68
BPT	Patio	DEKE	DECK ENGINEERED	D	\$596.80
		DEKCS	DECK COUNTY STANDARD	F	\$464.10
		LPAT	LATTICE PATIO COVER COUNTY STANDARD	F	\$258.47
		SPAT	SOLID PATIO COVER COUNTY STANDARD	F	\$324.97
		PATE	PATIO COVER ENGINEERED	D	\$679.93
		PTFNL	PATIO COVER FINAL INSPECTION	F	\$182.89
BSN	Sign	BSIGN	SIGN	F	\$455.64
BAR	Residential	AGST	ADDITION TO GUEST QUARTERS	D	\$2,389.34
	Additions, Rehab.	AMFR	ADDITION MULTI-FAM DWELLING	D	\$740.82
		ASFR	ADDITION SINGLE FAM DWELLING	D	\$2,978.80
		ADD1	ADDITION UNDER 1,000 SQ FT	F	\$1,733.38
		RGST	REHAB GUEST HOUSE	D	\$2,044.58
		RMFR	REHAB MULTI FAMILY DWELLING	D	\$684.82
		RSFR	REHAB SINGLE FAMILY DWELLING	D	\$3,060.20
		ADFNL	ADDITION FINAL INSPECTION	F	\$465.53
BWE	Wind Energy	WECS	MASTER WECS	D	\$3,477.04
	Conservation	WECR	REPEAT WECS (each additional Wecs)	F	\$1,398.92
BMR	Manufactured	LPR	LOW PROFILE RESIDENTIAL	F	\$282.64
	Residential	FBR	FACTORY BUILT RESIDENTIAL WITH FOUNDATION	D	\$762.45
		MHR	MANUFACTURED HOME RESIDENTIAL	F	\$240.72
		PFR	PERMANENT FOUNDATION RESIDENTIAL	F	\$246.55
		REPR	REPLACEMENT MANUFACTURED HOME RESIDENTIAL	F	\$240.72
		SPR	SITE PREPARATION RESIDENTIAL	D	\$583.64
		ERBR	EARTHQUAKE BRACING SYSTEM	F	\$258.88
		ADR	NEW ACCESSORY DETACHED RESIDENTIAL	F	\$324.36
		ACAM	ACCESSORY ATTACHED MOBILE	F	\$240.72
BHR	Hourly	DAI	DAMAGE ASSESSMENT INSPECTION	D	\$748.17
		MHI	MISCELLANEOUS HOURLY INSPECTION	D	\$311.51
		GRDV	GRADING VERIFICATION INSPECTION	F	\$332.52
		TEVN	SPECIAL TEMPORARY EVENT	D	\$448.90

AP Type	Description	Work Class	Description	Deposit or Fixed Fee	Total
BGRT	GRADING	RRES	RESIDENTIAL GRADING RESTORATION	D	\$2,510.53
	RESTORATION	CRES	COMMERCIAL GRADING RESTORATION	D	\$6,797.76
		REST	RESTORATION	D	\$311.51
BGR	Grading	GCOM	GRADING COMMERCIAL	D	\$5,372.02
		GOTH	GRADING OTHER	D	\$2,256.28
		GPRE	GRADING PRECISE	D	\$454.72
		GRUF	TRACTS GRADING ROUGH OR ROUGH/ PRECISE	D	\$5,196.39
		GSFR	GRADING SINGLE FAMILY DWELLING	D	\$2,113.13
		GSFE	GRADING SINGLE FAMILY EXPANSION	D	\$2,113.13
		GSPIL	GRADING STOCKPILE	D	\$4,798.39
		GAG	AGRICULTURAL (GRUBBING/CLEARING)	D	\$689.21
BXX	Miscellaneous	FENC	FENCES OVER 7'	F	\$518.06
	Permits	OTHCN	OTHER CONSTRUCTION	D	\$798.05
		CTAN	COM WATER TANK	F	\$690.78
		RTNK	RES WATER TANK	F	\$677.59
		BBQI	BBQ ISLAND	F	\$343.64
		LIST	LIGHT STANDARD	F	\$729.04
		BBQP	BBQ PORTABLE	F	\$208.59
BFE	FEE ONLY	AREG	AGRICULTURAL REGISTRATION	F	\$30.00
BFE		AGEI	AGRICULTURAL GRADE EXEMP INSP REQ	F	\$253.00
BFE		AGEX	AGRICULTURAL GRADE EXEMP NO INSP	F	\$111.11

Base Fee - Final Permit cost calculated at permit application
 (S M L, Processing Fee, Micro-Film Fee, GIS Surcharge, Green Building Fee)

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

Dated: August 6, 2019

KECIA R. HARPER
 Clerk of the Board of Supervisors
 County of Riverside, California

By: [Signature], Deputy



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 28, 2019

PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: 951-368-9018

RE: ADOPTION OF SUMMARY OF ORD. 457.104

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, September 3, 2019**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Karen Barton

Board Assistant to
KECIA R. HARPER, CLERK OF THE BOARD



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 28, 2019

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

E-MAIL: legals@thedesertsun.com
FAX: (760) 778-4731

RE: ADOPTION OF ORDINANCE NO. 457.104 SUMMARY

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, September 4, 2019**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Karen Barton

Board Assistant to
KECIA R. HARPER, CLERK OF THE BOARD

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SUMMARY OF ORDINANCE NO. 457.104
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 457
RELATING TO BUILDING REQUIREMENTS

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 457.104 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

In summary, Ordinance No. 457.104 amends Ordinance No. 457 in its entirety and replaces it with new language that adopts the current building requirements of the 2016 California Building Standards Code, as amended; based on Riverside County's local climatic, geological and topographical conditions, imposes more restrictive building standards in the following circumstances: architectural design and structural design, submittal requirements, construction of buildings and structures, construction performed without a permit, handling of construction sites, grading, and processing requirements for grading permits; reduces building permit fees; creates a new subcategory of wall permit fee for repeat tract walls in subdivisions called "Repeat Production Walls" with a fixed rate of \$254.39, which will lower the cost of repeat tract walls for subdivision developers; updates the substandard building abatement and cost recovery process to maintain consistency with state law and other County ordinances; removes redundancies in Ordinance No. 457 that overlap with existing state law; and updates the formatting, organizational structure and prefatory portions to streamline the ordinance for ease of use and for consistency with other recent County ordinances. Ordinance No. 457.104 would take effect 60 days after its adoption. Staff has determined Ordinance No. 457.104 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15273 and 15061(b)(3).

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **August 27, 2019**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Board Assistant



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

8/29/19
Date

VB
Initial

COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

Mike Lara
Building Official

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Building and Safety Department
 4080 Lemon Street, 9th Floor
P. O. Box 1440
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Ordinance No. 457.104

Project Location: The unincorporated area of Riverside County

Project Description: Ordinance No. 457.104 amends Ordinance No. 457, the Ordinance of the County of Riverside Relating to Building Requirements, in its entirety and replaces it with new language adopting the 2016 California Building Standards Code as amended, updating the substandard building abatement process, reducing the building permit fees, and ensuring consistency with state law.

Name of Public Agency Approving Project: County of Riverside

Project Applicant & Address: County of Riverside

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption
- Statutory Exemption (15273)
- Other: 15061(b)(3), not a project under 15378

Reasons why project is exempt: Ordinance No. 457.104 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15378, 15273, and 15061(b)(3). Ordinances that merely incorporate existing law do not constitute a project under CEQA. (Union of Medical Marijuana Patients, Inc. v. City of Upland (2016) 245 Cal.App.4th 1265, 1273.) In addition, organizational and/or administrative activities of government entities, such as the reorganization, formatting, addition of introductory explanation to the ordinance, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378. The establishment and/or modification of fees charged by public agencies is statutorily exempt from CEQA pursuant to State CEQA Guidelines section 15273. The proposed amendment to Ordinance No. 457 reduces each established building permit fee by \$40.00 and adds one new fee for repeat tract walls in subdivisions, called "Repeat Production Walls" with a fixed rate of \$254.39. The reduction of the building permit fees meet the requirements of this exemption because the fees are reduced for the purpose of meeting actual County operating expenses in processing building permit applications and inspections. Based on more efficient processes and procedures for plan check review and inspections, the Building and Safety Department is able to reduce each building permit fee by \$40.00. The creation of the new fee for repeat tract walls in subdivisions, called "Repeat Production Walls", also meets the requirements of this exemption. The "Repeat Production Walls" fee is created for the purpose of meeting actual County operating expenses in processing building permit applications and inspections for repeat tract walls in subdivision developments. The proposed subcategory of "Repeat Production Walls" would create a fixed cost for subdivision developers for a repeat tract wall and reduce the overall cost of development for a subdivision. Finally, Ordinance No. 457.104 is exempt pursuant to State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendment to Ordinance No. 457 may have a significant effect on the environment. The vast majority of the changes to Ordinance No. 457 are incorporating existing state law pursuant to the various changes in the 2016 California Building Standards Code. The other changes to Ordinance No. 457 are related to imposing more restrictive building standards for permit applicants based on express findings of local climatic, geological or topographical conditions. Ordinance No. 457.104 does not lead to any direct improvements, developments, or any other projects and no building or grading permits are being issued with its adoption. Furthermore, the issuance of any future grading permits are discretionary and are each subject to CEQA pursuant to Ordinance No. 457. Additionally, the remaining changes in Ordinance No. 457.104 are administrative and organizational which streamline administration and processing requirements. As a result, adoption of Ordinance No. 457.104 is exempt from CEQA and there is no possibility that this amendment will cause a significant impact on the environment.

Mike Lara
County Contact Person

951-955-2514
Phone Number

Signature

Director of Building and Safety
Title

8/22/2019
Date

FOR COUNTY CLERK'S USE ONLY

AUG 27 2019 19.2

RIVERSIDE COUNTY CLERK & RECORDER

AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER

-TO BE FILLED IN BY SUBMITTING AGENCY-
520250-3110100000-537080

AUTHORIZATION NUMBER:

AMOUNT: \$50.00

DATE: August 28, 2019

AGENCY: Riverside County TLMA Building and Safety

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO ISSUE A VOUCHER FOR PAYMENT OF ALL FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Lara, Building Official

Signature: 

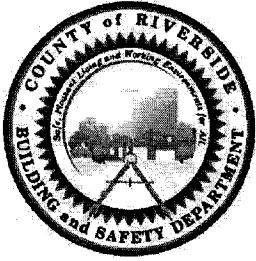
PRESENTED BY: Jessica Oliver

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY:

DATE:

RECEIPT # (S)



COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

Mike Lara
Building Official

DATE: August 28th, 2019
TO: Charlee Dick, Office of the County Clerk
FROM: Mike Lara, Building Official
RE: Adoption of Ordinance 457.104

The Riverside County Building and Safety Department is requesting that you post the attached Notice of Exemption per County Implementing Resolution No. 82-213, Division 11, Section 205C. Attached you will find an authorization to bill by journal voucher in the amount of \$50.00 for your posting fee.

After posting, please return the document to Mail Stop #2715, Attention: Jessica Oliver. If you have any questions, please contact me at (951) 955-2025.



CALL (951) 368-9222
EMAIL legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
9/3/19	0011309518		PE Riverside	4 x 49 Li	254.80

Invoice text: Adoption Ord. Summary 457.104

*Bldg. & Safety
8/27/19 19.2*

Placed by: Karen Lynn Barton

Legal Advertising Memo Invoice

BALANCE DUE

254.80

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
Nick Eller 951-368-9229	09/03/2019	5209148	5209148	BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
09/03/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
254.80	0011309518	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP
dba The Press-Enterprise
PO Box 65210
Colorado Springs, CO 80962-5210

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

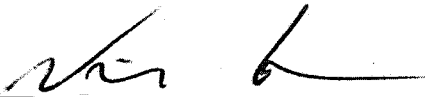
Ad Desc.: Adoption Ord. Summary 457.104 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/03/2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 03, 2019
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011309518-01

P.O. Number:

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SUMMARY OF ORDINANCE NO. 457.104 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 457 RELATING TO BUILDING REQUIREMENTS

This summary is presented pursuant to California Government Code Section 25124(b); a certified copy of the full text of Ordinance No. 457.104 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

In summary, Ordinance No. 457.104 amends Ordinance No. 457 in its entirety and replaces it with new language that adopts the current building requirements of the 2016 California Building Standards Code, as amended; based on Riverside County's local climatic, geological and topographical conditions, imposes more restrictive building standards in the following circumstances: architectural design and structural design, submittal requirements, construction of buildings and structures, construction performed without a permit, handling of construction sites, grading, and processing requirements for grading permits; reduces building permit fees; creates a new subcategory of wall permit fee for repeat tract walls in subdivisions called "Repeat Production Walls" with a fixed rate of \$254.39, which will lower the cost of repeat tract walls for subdivision developers; updates the substandard building abatement and cost recovery process to maintain consistency with state law and other County ordinances; removes redundancies in Ordinance No. 457 that overlap with existing state law; and updates the formatting, organizational structure and prefatory portions to streamline the ordinance for ease of use and for consistency with other recent County ordinances. Ordinance No. 457.104 would take effect 60 days after its adoption. Staff has determined Ordinance No. 457.104 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15273 and 15061(b)(3).

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on August 27, 2019, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Board Assistant

9/03



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

09/04/19

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 6th of September 2019 in Green Bay, WI, County of Brown.

[Handwritten signature of Anna Karitz]

DECLARANT

Ad#:0003764865
P O : Ord 457.104
of Affidavits :1

TLMA/Bldg. & Safety
19.2 8/27/19

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNI
SUMMARY OF ORDINANCE NO. 457.104
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 4
RELATING TO BUILDING REQUIREMENTS

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 457.104 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

In summary, Ordinance No. 457.104 amends Ordinance No. 457 in its entirety and replaces it with new language that adopts the current building requirements of the 2016 California Building Standards Code, as amended; based on Riverside County's local climatic, geological and topographical conditions, imposes more restrictive building standards in the following circumstances: architectural design and structural design, submittal requirements, construction of buildings and structures, construction performed without a permit, handling of construction sites, grading, and processing requirements for grading permits; reduces building permit fees; creates a new subcategory of wall permit fee for repeat tract walls in subdivisions called "Repeat Production Walls" with a fixed rate of \$254.39, which will lower the cost of repeat tract walls for subdivision developers; updates the substandard building abatement and cost recovery process to maintain consistency with state law and other County ordinances; removes redundancies in Ordinance No. 457 that overlap with existing state law; and updates the formatting, organizational structure and prefatory portions to streamline the ordinance for ease of use and for consistency with other recent County ordinances. Ordinance No. 457.104 would take effect 60 days after its adoption. Staff has determined Ordinance No. 457.104 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15273 and 15061(b)(3).

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on August 27, 2019, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Board Assistant

Pub: 9/4/19

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SUMMARY OF ORDINANCE NO. 457.104
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 457
RELATING TO BUILDING REQUIREMENTS

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 457.104 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

In summary, Ordinance No. 457.104 amends Ordinance No. 457 in its entirety and replaces it with new language that adopts the current building requirements of the 2016 California Building Standards Code, as amended; based on Riverside County's local climatic, geological and topographical conditions, imposes more restrictive building standards in the following circumstances: architectural design and structural design, submittal requirements, construction of buildings and structures, construction performed without a permit, handling of construction sites, grading, and processing requirements for grading permits; reduces building permit fees; creates a new subcategory of wall permit fee for repeat tract walls in subdivisions called "Repeat Production Walls" with a fixed rate of \$254.39, which will lower the cost of repeat tract walls for subdivision developers; updates the substandard building abatement and cost recovery process to maintain consistency with state law and other County ordinances; removes redundancies in Ordinance No. 457 that overlap with existing state law; and updates the formatting, organizational structure and prefatory portions to streamline the ordinance for ease of use and for consistency with other recent County ordinances. Ordinance No. 457.104 would take effect 60 days after its adoption. Staff has determined Ordinance No. 457.104 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15273 and 15061(b)(3).

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on August 27, 2019, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Board Assistant

Pub: 9/4/19