

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



**ITEM: 3.50
(ID # 12059)**

MEETING DATE:
Tuesday, April 07, 2020

FROM : TLMA-BUILDING AND SAFETY:

SUBJECT: BUILDING AND SAFETY DEPARTMENT: ADOPTION OF ORDINANCE NO. 457.105 amending Ordinance No. 457 in its entirety and adopting the 2019 California Building Standards Code as amended, including the adoption of Appendix O, Emergency Housing, of the 2019 California Building Code; CEQA Exempt – All Districts [\$10,000 - Department Funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Ordinance No. 457.105 amending Ordinance No. 457 in its entirety and replacing it with language adopting the 2019 California Building Standards Code as amended, including the adoption of Appendix O, Emergency Housing, of the 2019 California Building Code; 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

Charissa Leach, Assistant TLMA Director

3/9/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance No. 457.105 is adopted as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: April 7, 2020
xc: TLMA-Bldg. & Safety, COB

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	\$10,000	\$ 0	\$10,000	\$ 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 March 10, 2020, Agenda Item 3.34 (MT Item 12002), the Board of Supervisors found Ordinance No. 457.105 exempt from CEQA pursuant to State CEQA Guidelines sections 15061(b)(3) and 15378. This ordinance provides an update to the substantive provisions of Ordinance No. 457 to adopt the current building requirements of the 2019 Building Standards Code. This ordinance also establishes more restrictive local building standards that are reasonably necessary based on local climatic, geological or topographical conditions. Finally, this ordinance adopts in its entirety Appendix O, Emergency Housing, of the 2019 California Building Code. This update to Ordinance No. 457 was initiated by the Board of Supervisors on November 19, 2019, Agenda Item 3.24 (MT Item 11266). The ordinance will become effective 30 days from the date of adoption.

Impact on Residents and Businesses

Most of the changes to Ordinance No. 457 merely implement existing state law. Residents and Businesses that submit for a building permit in the unincorporated County area will be subject to the updated ordinance, subsequent to it being effective. The only substantive addition to Ordinance No. 457 is the adoption of Appendix O, Emergency Housing, of the 2019 California Building Code. The remainder of the 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.

Additional Fiscal Information

N/A

ATTACHMENTS:

Attachment A: Ordinance No. 457.105

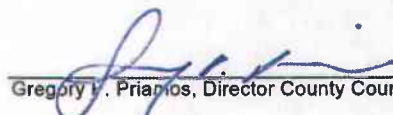
Attachment B: Notice of Exemption

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



Jason Farin, Senior Management Analyst

3/24/2020



Gregory L. Priamos, Director County Counsel

3/10/2020

1 ORDINANCE NO. 457.105

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO.457
3 RELATING TO BUILDING REQUIREMENTS AND ADOPTING AS AMENDED THE 2019
4 CALIFORNIA ADMINISTRATIVE CODE, THE 2019 CALIFORNIA BUILDING CODE, THE 2019
5 CALIFORNIA RESIDENTIAL CODE, THE 2019 CALIFORNIA ELECTRICAL CODE, THE 2019
6 CALIFORNIA MECHANICAL CODE, THE 2019 CALIFORNIA PLUMBING CODE, THE 2019
7 CALIFORNIA ENERGY CODE, THE 2019 CALIFORNIA HISTORIC BUILDING CODE, THE 2019
8 CALIFORNIA GREEN BUILDING STANDARDS CODE; DECLARING AS A PUBLIC NUISANCE
9 ALL SUBSTANDARD BUILDINGS AND PORTIONS THEREOF; IMPLEMENTING THE
10 PROCEDURES REQUIRED BY THE STATE HOUSING LAW; AND, INCORPORATING THE
11 ABATEMENT COST RECOVERY PROCEDURES OF RIVERSIDE COUNTY ORDINANCE NO.

12 725

13 The Board of Supervisors of the County of Riverside ordains as follows:

14 Section 1. Ordinance No. 457 is amended in its entirety to read as follows:

15 “ORDINANCE NO. 457

16 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING
17 ORDINANCE NO.457 RELATING TO BUILDING REQUIREMENTS
18 AND ADOPTING AS AMENDED, INCLUDING ANY ERRATA AND
19 SUPPLEMENTS, THE 2019 CALIFORNIA ADMINISTRATIVE
20 CODE, THE 2019 CALIFORNIA BUILDING CODE, THE 2019
21 CALIFORNIA RESIDENTIAL CODE, THE 2019 CALIFORNIA
22 ELECTRICAL CODE, THE 2019 CALIFORNIA MECHANICAL
23 CODE, THE 2019 CALIFORNIA PLUMBING CODE, THE 2019
24 CALIFORNIA ENERGY CODE, THE 2019 CALIFORNIA HISTORIC
25 BUILDING CODE, THE 2019 CALIFORNIA GREEN BUILDING
26 STANDARDS CODE; DECLARING AS A PUBLIC NUISANCE ALL
27 SUBSTANDARD BUILDINGS AND PORTIONS THEREOF;
28 IMPLEMENTING THE PROCEDURES REQUIRED BY THE STATE

1 HOUSING LAW; AND, INCORPORATING THE ABATEMENT COST

2 RECOVERY PROCEDURES OF RIVERSIDE COUNTY ORDINANCE

3 NO. 725

4 Section 1. FINDINGS. The Board of Supervisors finds the following:

- 5 A. Every three years, the State of California adopts a new California Building
- 6 Standards Code by order of the California legislature.
- 7 B. The 2019 California Building Standards Code, California Code of
- 8 Regulations, Title 24, was published on July 1, 2019 and became effective on
- 9 January 1, 2020.
- 10 C. The County of Riverside may establish more restrictive building standards
- 11 than the California Building Standards Code by making express findings that
- 12 the more restrictive building standards are reasonably necessary because of
- 13 local climatic, geological or topographical conditions, pursuant to Health and
- 14 Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5,
- 15 D. Riverside County has a variety of local climatic, geological or topographical
- 16 conditions that require local modification of the 2019 California Building
- 17 Standards Code for the County of Riverside.
- 18 E. Riverside County has an arid climate with annual rainfall varying from 3
- 19 inches in Blyth to over 33 inches in Pine Cove. The excessive rain that may
- 20 occur can cause flooding, which may result in soaking of and damage to
- 21 building materials and unfinished buildings, structures, grading elevations or
- 22 building sites. In addition, the moisture damage to building materials and
- 23 unfinished buildings may leave buildings and structures more susceptible to
- 24 fire damage. These conditions require more stringent local modifications to
- 25 the criteria for the architectural design and structural design for buildings and
- 26 structures, submittal requirements, construction of buildings and structures,
- 27 construction of ponds, construction performed without a permit, handling of
- 28 construction sites, grading, and processing requirements for grading permits.

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

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

H. A variety of regions exist within Riverside County including deserts, mountains, brush covered wild lands, the Salton Sea, and agricultural lands. Additionally, elevations within Riverside County range from 300 feet below sea level to mountains over 10,000 feet in height. Certain areas of Riverside

1 County are also located in floodplains, which necessitates certain local
2 modifications to account for potential damage to the buildings, structures, and
3 grading due to flooding. These conditions require more stringent local
4 modifications to the criteria for the architectural design and structural design
5 for buildings and structures, submittal requirements, construction of buildings
6 and structures, construction of ponds, construction without permit, grading,
7 and processing requirements for grading permits.

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

20 J. A wide variety of soil conditions exist throughout Riverside County, which
21 may cause challenges in maintaining the structural integrity of buildings and
22 structures, landslides during heavy rainstorms, and damage to buildings and
23 structures during earthquakes. These conditions require more stringent local
24 modifications to the criteria for the architectural design and structural design
25 for buildings and structures, submittal requirements, construction of buildings
26 and structures, construction of ponds, construction without permit, grading,
27 and processing requirements for grading permits.

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

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

6 A. Adopt the 2019 California Building Standards Code, California Code of
7 Regulations, Title 24, including any errata and supplements, with local
8 amendments to establish the minimum requirements for building standards of
9 buildings, structures, and improvements, which are necessary to protect the
10 public health, safety and general welfare.

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

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

18 A. California Health and Safety Code Sections 17958, 17958.5, 17958.7 and
19 18941.5, California Building Code Section 1.8.6.2 and California Residential
20 Code Section 1.8.6.2, which authorize a local enforcement agency to adopt
21 more restrictive building standards to the 2019 California Building Standards
22 Code that are reasonably necessary because of local climatic, geological or
23 topographical conditions.

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

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

6 D. State Housing Law, Title 25 of the California Code of Regulations, Division
7 1, Chapter 1, Subchapter 1, Article 3, Section 6, which requires a local
8 enforcement agency to adopt ordinances or regulations imposing the
9 requirements of Subchapter 1.

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

12 Section 4. APPLICATION.

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

16 B. Effect on Past Actions and Obligations. The adoption of the 2019 California
17 Building Standards Code as amended, does not affect any civil lawsuit
18 instituted or filed or prosecutions for ordinance violations committed on or
19 prior to the effective date of this ordinance, does not waive any fee or penalty
20 due and unpaid prior to the effective date of this ordinance, and does not affect
21 the validity of any bond or cash deposit posted, filed or deposited pursuant to
22 the requirements of any ordinance.

23 C. References to Ordinance No. 457.103 or Ordinance No. 457.104. References
24 in County forms, documents and regulations to the chapters and sections of
25 Ordinance No. 457.103 or Ordinance No. 457.104 shall be construed to apply
26 to the corresponding provisions contained within this Ordinance No. 457.105.

27 D. No Permission to Violate Other Riverside County Ordinances. The issuance
28 or granting of any building permit or approval of any plan, specification,

1 computations, or inspection does not constitute a permit for, or an approval
2 of, any violation of the provisions of any Riverside County ordinance. The
3 issuance of any building permit or approval of any plan, specification,
4 computations, or inspection presuming to grant authority to violate or cancel
5 the provisions of any Riverside County ordinance is not valid.

6 Section 5. AMENDMENTS TO THE 2019 CALIFORNIA BUILDING CODE. The
7 2019 California Building Code, including any errata and supplements, is adopted in its entirety except as to
8 the following:

9 A. DUTIES AND POWERS OF BUILDING OFFICIAL.

10 Section 104.11 of the California Building Code is amended to read as follows:
11 “**104.11 Alternative materials, design and methods of construction and**
12 **equipment.** The provisions of this code are not intended to prevent the
13 installation of any material or to prohibit any design or method of construction
14 not specifically prescribed by this code, provided that any such alternative has
15 been approved by the building official. An alternative material, design or
16 method of construction shall be approved where the building official finds
17 that the proposed design is satisfactory and complies with the intent of the
18 provisions of this code, and that the material, method or work offered is, for
19 the purpose intended, not less than the equivalent of that prescribed in this
20 code in quality, strength, effectiveness, fire resistance, durability and safety.
21 An alternative material, design or method of construction shall also be
22 approved where the building official finds that the proposed method of
23 construction provides equivalent flood protection or if the unique
24 characteristics of a building site make the requirements unnecessary. The
25 building official may require plans for an alternative material, design or
26 method of construction that are prepared by a registered design professional.

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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, 1R, 2, 4 & 5]** Alternative system shall
5 satisfy ASCE 7 Section 1.3, unless more restrictive requirements are
6 established by 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 may be
12 amended from time to time, for the activity permitted. If there has been
13 a major code change between the expired, suspended or revoked
14 permit date and the request for a new permit for the same work, fees
15 will be charged for the time necessary to verify compliance with the
16 new 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.**

18 1. As set forth in Business and Professions Code Sections 5537
19 and 6737.1, a person other than a registered design
20 professional as defined in this code may prepare construction
21 documents for the following:

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

1 four dwelling units each to form apartment or
2 condominium complexes where the total exceeds four
3 units on any lawfully divided lot.

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

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

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

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3. At no time may a contractor or person other than a registered design professional prepare construction documents for design for others.”

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

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

D. **FEES.**

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

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

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

“**109.4 Work commencing before permit issuance.** Any person or entity who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary

1 permits shall be subject to a fee established by the building official
2 that shall be in addition to the required permit fees. The County of
3 Riverside establishes an hourly permit fee as set forth in Riverside
4 County Ordinance No. 457, as may be amended from time to time, for
5 an investigation of such work. This hourly permit fee shall be in
6 addition to the required permit fees.”

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

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

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

1 be constructed and holds a current California license or registration as
2 an architect or engineer.”

3 F. **PONDS.**

- 4 1. A new Section 3114 is added to Chapter 31 of the California Building
5 Code to read as follows:

6 **“SECTION 3114**
7 **PONDS”**

- 8 2. A new Section 3114.1 is added to Section 3114 of the California
9 Building Code to read as follows:

10 **“3114.1 General.** Construction of ponds shall comply with all
11 requirements of this code, including permits for grading, plumbing,
12 electrical, and mechanical, when applicable.”

- 13 3. A new Section 3114.2 is added to Section 3114 of the California
14 Building Code to read as follows:

15 **“3114.2 Definition.** The following term is defined in Section 202:
16 **POND.”**

17 G. **AGRICULTURAL REGISTRATION CERTIFICATE.**

- 18 1. A new Section 3115 is added to Chapter 31 of the California Building
19 Code to read as follows:

20 **“SECTION 3115**

21 **AGRICULTURAL REGISTRATION CERTIFICATE”**

- 22 2. A new Section 3115.1 is added to Section 3115 of the California
23 Building Code to read as follows:

24 **“3115.1 General.** Prior to the commencement of any construction or
25 work on an agricultural shade structure, an agricultural registration
26 certificate shall be obtained from the building official.”

- 27 3. A new Section 3115.2 is added to Section 3115 of the California
28 Building Code to read as follows:

1 to accumulate on, or be blown from, the site and shall be placed in
2 appropriate containers or removed from the construction site to an
3 authorized disposal area. All containers for waste materials shall be
4 emptied periodically at an authorized disposal area so they will remain
5 usable for further collection of waste materials. When construction is
6 complete, a final clean-up of waste materials from the site shall be
7 conducted by the permittee.”

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

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

15 Section 6. ADOPTION OF APPENDIX C, GROUP U – AGRICULTURAL
16 BUILDINGS, OF THE 2019 CALIFORNIA BUILDING CODE. Appendix C, Group U – Agricultural
17 Buildings, including any errata and supplements, of the 2019 California Building Code is adopted in its
18 entirety.

19 Section 7. ADOPTION OF APPENDIX I, PATIO COVERS, OF THE 2019
20 CALIFORNIA BUILDING CODE. Appendix I, Patio Covers, including any errata and supplements, of
21 the 2019 California Building Code is adopted in its entirety.

22 Section 8. AMENDMENTS TO APPENDIX J, GRADING, OF THE 2019
23 CALIFORNIA BUILDING CODE. Appendix J, Grading, including any errata and supplements, of the
24 2019 California Building Code is adopted in its entirety, except as to the following:

25 A. GENERAL.

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

28 “**J101.1 Scope.** The provisions of this chapter apply to grading,

1 excavation and earthwork construction, including fills and
2 embankments. Where conflicts occur between the technical
3 requirements of this chapter and the geotechnical report, the
4 geotechnical report shall govern. The intent of this Appendix J is to
5 safeguard life, limb, property, and public welfare by regulating the
6 clearing, grubbing, grading, excavation, stockpiling, paving,
7 exploratory excavations and earthwork construction, including fills
8 and embankments; agricultural grading, storm water compliance, and
9 control of runoff from graded sites, including erosion sediments and
10 construction related pollutants on private property in the
11 unincorporated area of the County of Riverside. The scope of this
12 Appendix J does not include road work that is administered by the
13 Riverside County Director of Transportation through a Riverside
14 County contract or Riverside County Ordinance Nos. 460, 461 and
15 499, as may be amended from time to time.”

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

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

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

1 stockpiling less than 200 cubic yards.

2 3. Clearing and Grubbing with earthwork quantities indicating
3 less than 200 cubic yards.”

4 7. A new Section J101.3.2 is added to Section J101.3 of Appendix J of
5 the California Building Code to read as follows:

6 “**J101.3.2 Engineered Grading.** Grading is designated “Engineered
7 Grading” in any of the following circumstances:

8 1. Single Family Grading with earthwork quantities of 200 or
9 more cubic yards.

10 2. Stockpile with earthwork quantities in excess of 200 or more
11 cubic yards.

12 3. Commercial / Industrial Grading.

13 4. Tract Grading, which includes the following:

14 a. Mass, Rough and Precise.

15 b. Mass Only.

16 c. Rough Only.

17 d. Precise Only.”

18 B. **DEFINITIONS.**

19 Section J102.1 of Appendix J of the California Building Code is amended to
20 add the following definitions:

21 “**APPROVAL.** When the proposed work or completed work conforms to the
22 requirements of this Appendix J, as determined by and to the sole satisfaction
23 of the building official.”

24 “**BERM.** A mound of earth located at the top of fill slopes to prevent drainage
25 flows over the slope face and to direct drainage towards an approved drainage
26 swale or drainage device.”

27 “**BORROW SITE.** Earth material acquired from an off-site location with an
28 approved grading permit for use in grading on a site.”

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2 “**CLEARING.** The removal of natural vegetation by any means; including,
3 but not limited to, brushing, grubbing, tilling or discing.”

4 “**EARTH MATERIAL.** Any rock, natural soil or fill or any combination
5 thereof.”

6 “**FARMED.** The lot has been subject to practices associated with the raising
7 of crops or animals including but not limited to discing, plowing, tilling,
8 seeding, cultivating, harvesting, pasturing and fallowing for the purpose of
9 crop rotation.”

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

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

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

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

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

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

- 27 1. Owned or leased implements used to produce crops or animals and
28 produced crops or animals for sale on any owned, managed or leased

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land whether the land is contiguous or non-contiguous; and

2. Derived reportable sales of the crops or animals produced.”

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

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

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

C. **PERMITS REQUIRED.**

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

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

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

“**J103.1.2 Best Management Practices Permit.** The building official may require a Best Management Practice (“BMP”) permit to conduct certain types of inspections; including but not limited to the following types of inspections: Pre-Construction Inspection, National Pollutant Discharge Elimination System (“NPDES”) Construction inspections, Water Quality Management Plan (“WQMP”) BMP inspections, Annual WQMP inspections, Bond Release inspections and Air Quality inspections.”

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

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- 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 may be 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.
- 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

1 does not create a cut slope greater than 5 feet in height and
2 steeper than 1 ½ horizontal to 1 vertical. This exemption shall
3 not apply when finish grading is proposed, subsequent to a
4 permit authorizing rough grading.

5 14. A fill less than 1 foot in depth and placed on natural terrain
6 with a slope flatter than 5 horizontal to 1 vertical, or less than
7 3 feet in depth, not intended to support structures, which does
8 not exceed 50 cubic yards on any one lot and does not obstruct
9 a drainage course. This exemption shall not apply when finish
10 grading is proposed, subsequent to a permit authorizing rough
11 grading.

12 15. Agricultural discing on an operating farm.

13 16. The raising of crops or animals exclusively for commercial
14 agricultural purposes (“agricultural grading or clearing”) when
15 all excavated material remains on-site and the agricultural
16 grading or clearing occurs on land that will be used exclusively
17 to raise crops or animals within one year of the grading or
18 clearing.

19 a. Any person or entity claiming the benefit of this
20 exemption shall file, under penalty of perjury, a
21 completed Agricultural Grading/Clearing Certificate
22 (“Certificate”) with the building official prior to
23 commencing the agricultural grading or clearing. The
24 Certificate shall be accompanied by the appropriate
25 processing fee as well as an approved erosion control
26 plan from the United States Department of Agriculture
27 Nature Resource Conservation Service or licensed soil
28 engineer where any grading or clearing performed

1 under the exemption involves a slope angle of 10% or
2 greater. The filing of a Certificate shall not be
3 construed to authorize the commencement or
4 continuance of any activity prohibited by this
5 Appendix J, any other Riverside County ordinance, or
6 any state or federal law or regulation.

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

24 c. This exemption shall be restricted to only those areas
25 disturbed by actual farming and shall not apply to the
26 grading or clearing associated with the construction of
27 any building or structure itself and shall not apply to
28 any grading or clearing for any activity that requires a

1 land use permit. Furthermore, any grading or clearing
2 performed under this exemption shall not be construed
3 to have been evaluated for compliance with the grading
4 or building requirements of this Appendix J or any of
5 the applicable parts of the California Building
6 Standards Code.

7 d. The building official is authorized to grant, in writing,
8 one or more extensions of time, for periods not more
9 than one year each. The extension shall be requested in
10 writing and justifiable cause demonstrated for why the
11 farm plan would not be implemented within one year.
12 A grading permit shall be required for farm plans not
13 implemented within the time authorized by the
14 Certificate.

15 e. If at any time the building official determines that the
16 planned or actual grading or clearing is not for
17 agricultural purposes, a grading permit shall be
18 required. Any person or entity aggrieved by the
19 decision of the building official to require a grading
20 permit may file a written appeal of the decision with
21 Appeals Board as set forth in this code.

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

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

28 “**J103.3 Penalty.** In addition to any other remedy provided by law,

1 any grading or clearing done in violation of this Appendix J may be
2 grounds for denying for five years all applications for building
3 permits, use permits, sub-divisions, changes of zones, specific plans,
4 specific plan amendments, general plan amendments, and any other
5 land development application proposed for the property in which the
6 violation occurred. Grading permits shall not be subject to the five
7 year penalty established by this section. The five year period shall
8 commence from the date the violation is documented by the County
9 of Riverside through a notice of violation or any other means. The
10 Riverside County Board of Supervisors may waive this penalty for
11 good cause as may be demonstrated by the property owner. The
12 procedures, remedies and penalties for violations of this Appendix J
13 and for recovery of costs related to enforcement are provided in
14 Riverside County Ordinance No. 725, as may be amended from time
15 to time.”

- 16 6. A new Section J103.4 is added to Section J103 of Appendix J of the
17 California Building Code to read as follows:
18 “**J103.4 Unpermitted Grading.** Any area graded without a permit
19 shall be restored according to the requirements of Section J111,
20 Restoration of Unpermitted Grading.”

21 D. **PERMIT APPLICATION AND SUBMITTALS.**

- 22 1. A new Section J104.5 is added to Section J104 of Appendix J of the
23 California Building Code to read as follows:
24 “**J104.5 CEQA Compliance.** All grading permits shall comply with
25 the California Environmental Quality Act (“CEQA”) and Riverside
26 County CEQA Implementing Procedures, as may be amended from
27 time to time.”

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1 required to accommodate any required interceptor drains, whichever
2 is greater. For graded slopes within the site boundaries of the approved
3 grading plan, the property line between adjacent lots shall be at the
4 apex of the berm at the top of the slope. Additional setbacks may be
5 required if the building official finds it necessary for stability, safety,
6 increased drainage runoff, irrigation runoff or to ensure proper
7 maintenance along property line.”

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

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

15 F. **EROSION CONTROL.**

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

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

22 **Exception:** Erosion control measures need not be provided on cut
23 slopes not subject to erosion due to the erosion-resistant character of
24 the materials. Erosion control for the slopes shall be installed as soon
25 as practicable and prior to requesting a final inspection.”

26 G. **RESTORATION OF UNPERMITTED GRADING.**

- 27 1. Section J111 of Appendix J of the California Building Code is
28 amended to read as follows:

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“SECTION J111

RESTORATION OF UNPERMITTED GRADING”

2. A new Section J111.1 is added to Section J111 of Appendix J of the California Building Code to read as follows:

“J111.1 General. Site restorations shall be completed in accordance with Section J111 of this Appendix J. The building official may require that the site be restored to the condition it was in previous to the unlawful grading or clearing.”

3. A new Section J111.2 is added to Section J111 of Appendix J of the California Building Code to read as follows:

“J111.2 Requirements. A restoration assessment under an hourly permit shall be obtained in compliance with the applicable Riverside County Board of Supervisor’s policies and ordinances when either:

1. The building official determines such an assessment is necessary due to grading or clearing of a site in excess of an approved permit or without an approved permit in violation of the requirements of Section J103 of this Appendix J, or
2. The owner or owner’s authorized agent of the property has received a notice of violation related to grading or clearing of a site in excess of an approved permit or without an approved permit in violation of the requirements of Section J103 of this Appendix J.”

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

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

1. **Grading Restoration Assessment Permit Application.** Complete an “Application to Construct”

1 and file for an hourly permit, referred to as a BHR
2 permit, to obtain a grading restoration assessment
3 number.

4 2. **Site Assessment.** Obtain a site assessment from the
5 Riverside County Planning Department Environmental
6 Programs Division (“EPD”) and the Riverside County
7 Building and Safety Department.

8 3. **Restoration Plan.** Submit the following Biological
9 Restoration Plan or Earthwork Restoration Plan, if
10 required by the building official.

11 a. **Biological Restoration Plan.** A biological
12 restoration plan for grading shall be prepared
13 by a qualified biologist and shall be submitted
14 to the Riverside County EPD for review and
15 approval.

16 b. **Earthwork Restoration Plan.** An earthwork
17 restoration plan for grading shall be prepared
18 by a qualified California licensed civil engineer
19 shall be submitted to the Riverside County
20 Building and Safety Department for review and
21 approval.”

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

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

1 H. STOCKPILES.

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

4 **“SECTION J112**
5 **STOCKPILES”**

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

8 **“J112.1 Definition.** The following definition is defined in Section
9 J102.1:

10 **STOCKPILE.”**

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

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

- 15 1. A stockpile shall require a stockpile registration permit in
16 accordance with this Section J112 and payment of a fee in
17 accordance with the fee schedule in Riverside County
18 Ordinance No. 457, as may be amended from time to time.
- 19 2. A stockpile shall be authorized in conjunction with an
20 approved construction project or as approved by the building
21 official.
- 22 3. A stockpile shall not obstruct or divert natural drainage, water
23 courses or blue line streams.
- 24 4. A stockpile shall be carefully maintained and under no
25 circumstances cause an adverse effect to adjacent properties.
- 26 5. Erosion and dust control measures shall be implemented for a
27 stockpile pursuant to Sections J110 and J114 of this Appendix
28 J and fencing may be required for a stockpile, as determined

1 by the building official. Permanent BMPs shall be
2 implemented when stockpiling for greater than six months.

3 6. The borrow site shall be permitted pursuant to the provisions
4 of this Appendix J and the quantity of excavated earth material
5 may not exceed the authorized quantity for either site.”

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

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

11 1. A stockpile shall not be authorized until such time as a
12 stockpile registration permit is submitted to and approved by
13 the building official.

14 2. A stockpile registration permit shall expire 12 months from the
15 date of issuance. Upon expiration, the stockpile shall be
16 removed pursuant to a grading permit authorizing such
17 removal unless a new stockpile registration permit is
18 submitted to and approved by the building official.

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

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

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

27 “**J112.4 Payment of Fees.** A stockpile registration permit shall not
28 be valid until the fees prescribed in Riverside County Ordinance No.

1 457, as may be amended from time to time, have been paid, nor shall
2 an amendment to a stockpile registration permit be released until the
3 additional fee, if any, has been paid.”

4 I. **PARKING LOTS.**

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

7 “SECTION J113
8 PARKING LOTS”

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

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

- 13 1. Minimum parking lot grade for asphalt concrete shall be 1%.
14 2. Minimum parking lot grade for concrete shall be 0.35%.
15 3. Minimum parking lot grade for alternative pavements such as
16 porous or pervious pavements shall be in accordance with the
17 manufactures specifications for drainage or approved Water
18 Quality Management Plan.
19 4. If no preliminary soils report is provided specifying the
20 structural paving section, then the structural section required
21 shall be 3 inches asphalt concrete and 4 inches Class II
22 aggregate base.
23 5. In instances where the grading plan involves the use of porous
24 or pervious pavements as an alternative to asphalt and concrete
25 surfaces, the manufactures specifications shall be provided to
26 the building official for review and approval.”

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

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

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

6 “**J113.3 Payment of Fees.** A permit to grade a parking lot shall not
7 be valid until the fees prescribed in Riverside County Ordinance No.
8 457, as may be amended from time to time, have been paid, nor shall
9 an amendment to a permit be released until the additional fee, if any,
10 has been paid.”

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

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

15 J. **DUST CONTROL.**

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

18 “**SECTION J114**
19 **DUST CONTROL”**

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

22 “**J114.1 General.** The sites for which a valid grading permit has been
23 issued shall have necessary dust control measures to control dust
24 during grading operations and throughout all aspects of the site
25 development. All clearing and grading shall be carried out with dust
26 control measures adequate to prevent creation of a nuisance to persons
27 or public or private property. The following measures shall be
28 implemented during clearing or grading to achieve adequate dust

1 control: watering, application of surfactants, shrouding, control of
2 vehicle speeds or other measures to reduce the dispersion of dust. Sites
3 located within the Coachella Valley shall implement PM10 Fugitive
4 Dust Mitigation measures in accordance with Riverside County
5 Ordinance No. 742, as may be amended from time to time.”

6 K. **REFERENCED STANDARDS.**

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

9 Section 9. ADOPTION OF APPENDIX O, EMERGENCY HOUSING, OF THE 2019
10 CALIFORNIA BUILDING CODE. Appendix O, Emergency Housing, including any errata and
11 supplements, of the 2019 California Building Code is adopted in its entirety.

12 Section 10. AMENDMENTS TO THE 2019 CALIFORNIA RESIDENTIAL CODE.
13 The 2019 California Residential Code, including any errata and supplements, is adopted in its entirety except
14 as to the following:

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

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

18 **“R104.11 Alternative materials, design and methods of construction and**
19 **equipment.** The provisions of this code are not intended to prevent the
20 installation of any material or to prohibit any design or method of construction
21 not specifically prescribed by this code, provided that any such alternative has
22 been approved by the building official. The building official shall have the
23 authority to approve an alternative material, design or method of construction
24 upon application of the owner or the owner’s authorized agent. The building
25 official shall first find that the proposed design is satisfactory and complies
26 with the intent of the provisions of this code, and that the material, method or
27 work offered is, for the purpose intended, not less than the equivalent of that
28 prescribed in this code in quality, strength, effectiveness, fire resistance,

1 durability and safety. An alternative material, design or method of
2 construction shall also be approved where the building official finds that the
3 proposed method of construction provides equivalent flood protection or if
4 the unique characteristics of a building site make the requirements
5 unnecessary. The building official may require plans for an alternative
6 material, design or method of construction that are prepared by a registered
7 design professional. Compliance with the specific performance-based
8 provisions of the California Codes shall be an alternative to the specific
9 requirements of this code. Where the alternative material design or method
10 of construction is not approved, the building official shall respond in writing,
11 stating the reasons why the alternative was not approved.”

12 B. PERMITS.

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

15 “**R105.1.1 Construction Without Permit.** To remedy any
16 construction without permit, as defined in Section R202 of this code,
17 any owner or owner’s authorized agent applicant shall comply with
18 the provisions of the applicable Part of the California Building
19 Standards Code, Riverside County ordinances, and Riverside County
20 Building and Safety Department policies and procedures in effect at
21 the time of the building plan submittal to obtain the required permit(s).
22 The building official may determine whether non-destructive
23 testing or destructive testing will be required to verify whether the
24 construction without permit complies with the applicable Part of the
25 California Building Standards Code, Riverside County ordinances,
26 and Riverside County Building and Safety Department policies and
27 procedures.”

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

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

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

“**R105.5 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced and an approved building inspection has been obtained within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. A permit shall be deemed suspended or abandoned if more than 180 days elapses prior to filing a request for extension of time on the permit with the building official. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be

1 requested in writing and justifiable cause demonstrated, including
2 documentation of the substantial completion of a required inspection
3 pursuant to Section R109. When a permit expires under this section,
4 no work shall be done unless the owner or owner's authorized agent
5 obtains a new permit."

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

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

22 C. **CONSTRUCTION DOCUMENTS.**

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

25 **"R106.1 Submittal documents.** Submittal documents consisting of
26 construction documents, statement of special inspections,
27 geotechnical report and other data shall be submitted in two or more
28 sets with each permit application. The construction documents shall

1 be prepared by a registered design professional where required by the
2 statutes of the jurisdiction in which the project is to be constructed and
3 the documents shall bear the stamp and signature of the registered
4 design professional, as set forth in Business and Professions Code
5 Sections 5536.1 and 6735. Where special conditions exist, the
6 building official is authorized to require additional construction
7 documents to be prepared by a registered design professional and the
8 documents shall bear the stamp and signature of the registered design
9 professional, as set forth in Business and Professions Code Sections
10 5536.1 and 6735.

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

17 2. A new Section R106.1.6 is added to Section R106.1 of the California
18 Residential Code to read as follows:

19 **“R106.1.6 Exemption to submittal documents prepared by a**
20 **registered design professional.**

21 1. As set forth in Business and Professions Code Sections 5537
22 and 6737.1, a person other than a registered design
23 professional as defined in this code may prepare construction
24 documents for the following:

- 25 a. Single-family dwellings of woodframe construction
26 not more than two stories and basement in height.
27 b. Multiple dwellings containing no more than four
28 dwelling units of woodframe construction not more

1 than two stories and basement in height. However, this
2 paragraph shall not be construed as allowing an
3 unlicensed person to design multiple clusters of up to
4 four dwelling units each to form apartment or
5 condominium complexes where the total exceeds four
6 units on any lawfully divided lot.

7 c. Garages or other structures appurtenant to buildings
8 described under subdivision (1), of woodframe
9 construction not more than two stories and basement in
10 height.

11 d. Agricultural and ranch buildings of woodframe
12 construction, unless the building official having
13 jurisdiction deems that an undue risk to the public
14 health, safety, or welfare is involved.

15 2. If any portion of any structure exempted by this section
16 deviates from substantial compliance with conventional
17 framing requirements for woodframe construction found in the
18 most recent edition of Title 24 of the California Code of
19 Regulations or tables of limitation for woodframe
20 construction, as defined by the applicable Part of the
21 California Building Standards Code duly adopted by the
22 County of Riverside or the state, the building official shall
23 require the preparation of plans, drawings, specifications, or
24 calculations for that portion by, or under the responsible
25 control of, a licensed architect or registered engineer. The
26 documents for that portion shall bear the stamp and signature
27 of the licensee who is responsible for their preparation.
28 Substantial compliance for purposes of this section is not

1 intended to restrict the ability of the building officials to
2 approve plans pursuant to existing law and is only intended to
3 clarify the intent of Chapter 405 of the Statutes of 1985.

4 3. At no time may a contractor or person other than a registered
5 design professional prepare construction documents for design
6 for others.”

7 3. A new Section R106.1.7 is added to Section R106.1 of the California
8 Residential Code to read as follows:

9 “**R106.1.7 Earthquake Fault Zones.** In addition to the requirements
10 of this code, all applicants for a building permit for a building or
11 structure used for human occupancy that lies within an earthquake
12 fault zone delineated by the State Geologist pursuant to Public
13 Resources Code Section 2621 et seq. and which is subject to Riverside
14 County Ordinance No. 547, as may be amended from time to time,
15 shall comply with all the provisions thereof.”

16 D. **FEES.**

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

19 “**R108.2 Schedule of permit fees.** On buildings, structures,
20 electrical, gas, mechanical, and plumbing systems or alterations
21 requiring a permit, a fee for each permit shall be paid as required, in
22 accordance with the schedule as by the applicable governing
23 authority. Riverside County Ordinance No. 671, as may be amended
24 from time to time, establishes the processing procedures for permit
25 fees. Appendix A to Riverside County Ordinance No. 457, as may be
26 amended from time to time, sets forth the amount and type of each
27 permit fee.”

28 ///

1 gas, mechanical or plumbing system before obtaining the necessary
2 permits shall be subject to a fee established by the building official
3 that shall be in addition to the required permit fees. The County of
4 Riverside establishes an hourly permit fee as set forth in Riverside
5 County Ordinance No. 457, as may be amended from time to time, for
6 an investigation of such work. This hourly permit fee shall be in
7 addition to the required permit fees.”

8 E. **DEFINITIONS.**

- 9 1. Section R202 of the California Residential Code is amended to add
10 the following definitions:

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

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

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

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

28 ///

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

3 “**R342.1 General.** Prior to the commencement of any construction or
4 work on an agricultural shade structure, an agricultural registration
5 certificate shall be obtained from the building official.”

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

8 “**R342.2 Definition.** The following term is defined in Section R202:
9 **AGRICULTURAL SHADE STRUCTURE.**”

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

12 “**R342.3 Application.** An application for an agricultural registration
13 certificate shall describe the location, nature, and estimated cost of
14 construction of the agricultural shade structure.”

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

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

22 Section 11. ADOPTION OF APPENDIX H – PATIO COVERS OF THE 2019
23 CALIFORNIA RESIDENTIAL CODE. Appendix H – Patio Covers of the 2019 California Residential
24 Code is adopted in its entirety.

25 Section 12. ADOPTION OF THE 2019 CALIFORNIA ELECTRICAL CODE. The 2019
26 California Electrical Code, including any errata and supplements, is adopted in its entirety.

27 Section 13. ADOPTION OF THE 2019 CALIFORNIA ADMINISTRATIVE CODE.
28 The 2019 California Administrative Code, including any errata and supplements, is adopted in its entirety.

1 Section 14. ADOPTION OF THE 2019 CALIFORNIA MECHANICAL CODE. The
2 2019 California Mechanical Code, including any errata and supplements, is adopted in its entirety.

3 Section 15. ADOPTION OF THE 2019 CALIFORNIA PLUMBING CODE. The 2019
4 California Plumbing Code, including any errata and supplements, is adopted in its entirety.

5 Section 16. ADOPTION OF THE 2019 CALIFORNIA ENERGY CODE. The 2019
6 California Energy Code, including any errata and supplements, is adopted in its entirety.

7 Section 17. ADOPTION OF THE 2019 CALIFORNIA HISTORIC BUILDING CODE.
8 The 2019 California Historic Building Code, including any errata and supplements, is adopted in its entirety.

9 Section 18. ADOPTION OF THE 2019 CALIFORNIA GREEN BUILDING
10 STANDARDS CODE. The 2019 California Green Building Standards Code, including any errata and
11 supplements, is adopted in its entirety.

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

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

26 B. Authority to Inspect. The County is authorized to enter any real or personal
27 property or premises within the unincorporated area of the County to
28 investigate and ascertain whether the property or premises is in compliance

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

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

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

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

10 E. Abatement Procedure. The abatement procedures for substandard buildings
11 shall be in accordance with the procedures provided for in the State Housing
12 Law, California Health and Safety Code, Division 13, Part 1.5, commencing
13 with Section 17910 and California Code of Regulations, Title 25, Division 1,
14 Chapter 1, Subchapter 1 except Section 24(f) through (k), which are enforced
15 by the California Department of Housing and Community Development.

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 may be amended from time to
21 time, a Notice of Pendency of the action or proceeding may be
22 filed with the County Recorder's Office. The Notice may be
23 filed at the time of the commencement of the action or
24 proceeding and upon recordation of the Notice, shall have the
25 same effect as a notice recorded in compliance with Section
26 405.20 et seq. of the California Code of Civil Procedure, as
27 may be amended from time 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. 457.105 shall
26 remain in full force and effect.

27 G. 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 may be amended from time to time, which is incorporated herein by this
4 reference.

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

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

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

1 continued, or permitted by such person, shall be deemed a separate and
2 distinct offense.

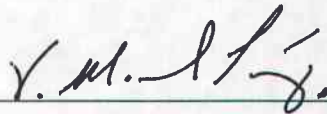
3 Section 20. INCORPORATION OF APPENDIX A. Appendix A, setting forth permit
4 types and fees related to building and grading, is incorporated herein by this reference.

5 Section 21. VIOLATION AND PENALTIES. Unless otherwise provided in this
6 ordinance or as required by state law, the procedures, remedies and penalties for any violation of this
7 ordinance and for recovery of costs related to enforcement are provided for in Riverside County Ordinance
8 No. 725, as may be amended from time to time, which is incorporated herein by this reference.

9 Section 22. SEVERABILITY. If any provision, clause, sentence or paragraph of this
10 ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity
11 shall not affect the other provisions of this ordinance which can be given effect without the invalid provision
12 or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

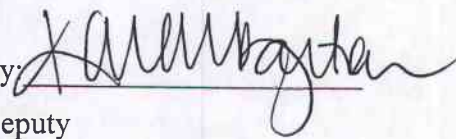
13 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after
14 its adoption.

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

17 By: 
18 Chairman

19 ATTEST:

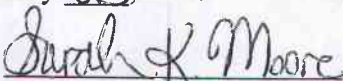
20 CLERK OF THE BOARD

21 By: 
22 Deputy

23 (SEAL)

24
25 APPROVED AS TO FORM

26 February 25, 2020

27 By: 
28 SARAH K. MOORE
Deputy County Counsel

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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 April 7, 2020, 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: April 7, 2020

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

SEAL

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	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	
	SPC	SITE PREPARATION COMMERCIAL	D	\$861.22	
BAS	Accessory Structure	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
		ACFNL	ACCESSORY BUILDING FINAL INSPECTION	F	\$349.15
BMK	Manufactured Home	AGEH	AGRICULTURAL EMPLOYEE HOUSING	F	\$629.34
	Park	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	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 calculate at permit application
(S.M.I., Processing Fee, Micro-Film fee, LMS Surcharge, Green Building Fee)



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

April 9, 2020

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. 457.105

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, April 16, 2020**.

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

Deputy Clerk of the Board to
KECIA R. HARPER, CLERK OF THE BOARD

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

**SUMMARY OF ORDINANCE NO. 457.105
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. 457.105 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. 457.105 amends Ordinance No. 457 in its entirety and replaces it with new language that adopts the current building requirements of the 2019 California Building Standards Code, as amended; adopts in its entirety Appendix O, Emergency Housing, of the 2019 California Building Code; based on Riverside County's local climatic, geological and topographical conditions, adopts findings in support of and 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; and makes minor updates to 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. 457.105 would take effect 30 days after its adoption.

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **April 7, 2020**, 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, Deputy Clerk of the Board



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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Ordinance 457.105 /

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:

04/16/2020

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

Date: April 16, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

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

SUMMARY OF ORDINANCE NO. 457.105 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. 457.105 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. 457.105 amends Ordinance No. 457 in its entirety and replaces it with new language that adopts the current building requirements of the 2019 California Building Standards Code, as amended; adopts in its entirety Appendix O, Emergency Housing, of the 2019 California Building Code; based on Riverside County's local climatic, geological and topographical conditions, adopts findings in support of and 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; and makes minor updates to 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. 457.105 would take effect 30 days after its adoption.

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **April 7, 2020**, 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, Deputy Clerk of the Board

4/16

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



**ITEM: 3.34
(ID # 12002)**

MEETING DATE:

Tuesday, March 10, 2020

FROM: TLMA-BUILDING AND SAFETY:

SUBJECT: BUILDING AND SAFETY DEPARTMENT: INTRODUCTION OF ORDINANCE NO. 457.105 amending Ordinance No. 457 in its entirety and adopting the 2019 California Building Standards Code as amended, including the adoption of Appendix O, Emergency Housing, of the 2019 California Building Code; CEQA Exempt; All Districts. [\$10,000 Total - Department Funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that Ordinance No. 457.105 is not a project under California Environmental Quality Act (CEQA) or is exempt from CEQA pursuant to State CEQA Guidelines sections 15378 and 15061(b)(3); and
2. Introduce, read title, waive further reading of, and adopt on successive weeks Ordinance No. 457.105, an ordinance amending Ordinance No. 457 in its entirety and replacing it with language adopting the 2019 California Building Standards Code as amended, including the adoption of Appendix O, Emergency Housing, of the 2019 California Building Code.

ACTION: Policy

Charissa Leach, Assistant TLMA Director 2/27/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance No. 457.105 is approved as introduced with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt

Nays: None

Absent: None

Date: March 10, 2020

xc: TLMA-Bldg. & Safety *COB*

Kecia R. Harper

Clerk of the Board

By: *Kecia R. Harper*
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	\$10,000	\$ 0	\$10,000	\$ 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 January 2020. 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.

In light of the above, proposed Ordinance No. 457.105 amends Ordinance No. 457 in its entirety and replaces it with language that effectuates the following changes:

- (1) Update of the substantive provisions of Ordinance No. 457 to adopt the current building requirements of the 2019 Building Standards Code.
- (2) Adopt in its entirety Appendix O, Emergency Housing, of the 2019 California Building Code.
- (3) Update of the substantive provisions of Ordinance No. 457 to adopt more restrictive building standards based on Riverside County's local climatic, geological and topographical conditions 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.

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

While a number of changes are proposed to be made to Ordinance No. 457, the California Environmental Quality Act ("CEQA") does not apply to Ordinance No. 457.105 or Ordinance No. 457.105 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.

Finally, Ordinance No. 457.105 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 2019 California Building Standards Code, just as the County did with the previous adoption of Ordinance 457.104 adopting 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. 457.105 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. 457.105 are merely administrative and organizational which streamline administration and processing requirements. As a result, adoption of Ordinance No. 457.105 is exempt from CEQA and there is no possibility that this amendment will cause a significant impact on the environment.

Pursuant to item 3-24 on November 19, 2019, the Board of Supervisors initiated an amendment to Ordinance No. 457 to adopt as amended, revised and supplemented the 2019 California Building Standards Code and other building standards required by state law. Ordinance No. 457.105 will effectuate such an update.

Impact on Residents and Businesses

Most of the changes to Ordinance No. 457 merely implement existing state law. Residents and Businesses that submit for a building permit in the unincorporated County area will be subject to the updated ordinance, subsequent to it being effective. The only substantive addition to Ordinance No. 457 is the adoption of Appendix O, Emergency Housing, of the 2019 California Building Code. The remainder of the revisions to Ordinance No. 457 impose

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

more restrictive building standards than state law, which are unavoidable and necessary based on the local climatic, geological and topographical conditions of Riverside County.

Additional Fiscal Information

N/A

ATTACHMENTS:

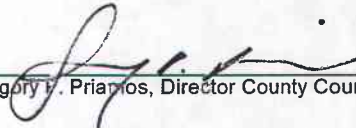
Attachment A. Ordinance No. 457.105

Attachment B. Ordinance No. 457.105 - Redline



Jason Farin, Senior Management Analyst

3/4/2020



Gregory V. Priamos, Director County Counsel

2/27/2020

1 HOUSING LAW; AND, INCORPORATING THE ABATEMENT COST
2 RECOVERY PROCEDURES OF RIVERSIDE COUNTY ORDINANCE

3 NO. 725

4 Section 1. FINDINGS. The Board of Supervisors finds the following:

5 A. Every three years, the State of California adopts a new California Building
6 Standards Code by order of the California legislature.

7 B. The 20196 California Building Standards Code, California Code of
8 Regulations, Title 24, was published on July 1, 20196 and became effective
9 on January 1, 202017.

10 ~~C. Since January 1, 2017, additional errata and supplements to the 2016~~
11 ~~California Building Standards Code have been published.~~

12 CD. The County of Riverside may establish more restrictive building standards
13 than the California Building Standards Code by making express findings that
14 the more restrictive building standards are reasonably necessary because of
15 local climatic, geological or topographical conditions, pursuant to Health and
16 Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5,

17 DE. Riverside County has a variety of local climatic, geological or topographical
18 conditions that require local modification of the 20196 California Building
19 Standards Code for the County of Riverside.

20 EF. Riverside County has an arid climate with annual rainfall varying from 3
21 inches in Blyth to over 33 inches in Pine Cove. The excessive rain that may
22 occur can cause flooding, which may result in soaking of and damage to
23 building materials and unfinished buildings, structures, grading elevations or
24 building sites. In addition, the moisture damage to building materials and
25 unfinished buildings may leave buildings and structures more susceptible to
26 fire damage. These conditions require more stringent local modifications to
27 the criteria for the architectural design and structural design for buildings and
28 structures, submittal requirements, construction of buildings and structures,

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

3 FG. 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 GH. 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 HI. A variety of regions exist within Riverside County including deserts,
28 mountains, brush covered wild lands, the Salton Sea, and agricultural lands.

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

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

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

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

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

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

9 A. Adopt the 2019~~6~~ California Building Standards Code, California Code of
10 Regulations, Title 24, including any errata and supplements, with local
11 amendments to establish the minimum requirements for building standards of
12 buildings, structures, and improvements, which are necessary to protect the
13 public health, safety and general welfare.

14 B. Declare and establish as a public nuisance every substandard building or
15 portion thereof as defined in the State Housing Law, Health and Safety Code
16 Sections 17920.3 and 17920.10, as may be amended from time to time and
17 implement the laws, rules and regulations to be enforced by local enforcement
18 agencies provided in Title 25 of the California Code of Regulations, Division
19 1, Chapter 1, Subchapter 1, State Housing Law Regulations.

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

21 A. California Health and Safety Code Sections 17958, 17958.5, 17958.7 and
22 18941.5, California Building Code Section 1.8.6.2 and California Residential
23 Code Section 1.8.6.2, which authorize a local enforcement agency to adopt
24 more restrictive building standards to the 2019~~6~~ California Building
25 Standards Code that are reasonably necessary because of local climatic,
26 geological or topographical conditions.

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

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

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

9 D. State Housing Law, Title 25 of the California Code of Regulations, Division
10 1, Chapter 1, Subchapter 1, Article 3, Section 6, which requires a local
11 enforcement agency to adopt ordinances or regulations imposing the
12 requirements of Subchapter 1.

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

15 Section 4. APPLICATION.

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

19 B. Effect on Past Actions and Obligations. The adoption of the 201~~9~~⁶ California
20 Building Standards Code as amended, does not affect any civil lawsuit
21 instituted or filed or prosecutions for ordinance violations committed on or
22 prior to the effective date of this ordinance, does not waive any fee or penalty
23 due and unpaid prior to the effective date of this ordinance, and does not affect
24 the validity of any bond or cash deposit posted, filed or deposited pursuant to
25 the requirements of any ordinance.

26 C. References to Ordinance No. 457.103 or Ordinance No. 457.104. References
27 in County forms, documents and regulations to the chapters and sections of
28 Ordinance No. 457.103 or Ordinance No. 457.104 shall be construed to apply

1 to the corresponding provisions contained within this Ordinance No.
2 457.10~~5~~4.

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

11 Section 5. AMENDMENTS TO THE 201~~9~~6 CALIFORNIA BUILDING CODE. The
12 201~~9~~6 California Building Code, including any errata and supplements, is adopted in its entirety except as
13 to the following:

14 A. DUTIES AND POWERS OF BUILDING OFFICIAL.

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

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

1 characteristics of a building site make the requirements unnecessary. The
2 building official may require plans for an alternative material, design or
3 method of construction that are prepared by a registered design professional.

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

9 [DSA-SS, DSA-SS/CC & OSHPD 1, 1R, 2, 4 & 54] Alternative system shall
10 satisfy ASCE 7 Section 1.3, unless more restrictive requirements are
11 established by this code for an equivalent system.

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

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

16 B. PERMITS.

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

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

1 California Building Standards Code, Riverside County ordinances,
2 and Riverside County Building and Safety Department policies and
3 procedures.”

- 4 2. A new Section 105.3.1.1 is added to Section 105.3.1 of the California
5 Building Code to read as follows:

6 “**105.3.1.1 Performance Bond or Security.** As a condition to the
7 issuance of a permit for any project involving construction,
8 demolition, rehabilitation, grading, or special inspection, the building
9 official may require the posting of a performance bond or security in
10 an amount which the building official, in his discretion, deems
11 sufficient to assure timely performance and completion of the project
12 for which the permit is issued. The applicant shall satisfy the
13 requirement of posting a performance bond or security by providing
14 any of the types of security specified in Section 19835 of the Health
15 and Safety Code, as may be amended from time to time. The
16 performance bond or security shall be released upon completion, final
17 inspection, and approval of the project for which the permit is issued.
18 All or part of the performance bond or security may be released earlier
19 at the discretion of the building official.”

- 20 3. Section 105.5 of the California Building Code is amended to read as
21 follows:

22 “**105.5 Expiration.** Every permit issued shall become invalid unless
23 the work on the site authorized by such permit is commenced and an
24 approved building inspection has been obtained within 12 months
25 after its issuance, or if the work authorized on the site by such permit
26 is suspended or abandoned for a period of 180 days after the time the
27 work is commenced. A permit shall be deemed suspended or
28 abandoned if more than 180 days elapses prior to filing a request for

1 extension of time on the permit with the building official. The building
2 official is authorized to grant, in writing, one or more extensions of
3 time, for periods not more than 90 days each. The extension shall be
4 requested in writing and justifiable cause demonstrated, including
5 documentation of the substantial completion of a required inspection
6 pursuant to Section 110. When a permit expires under this section, no
7 work shall be done unless the owner or owner's authorized agent
8 obtains a new permit."

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

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

25 C. **SUBMITTAL DOCUMENTS.**

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

28 **"107.1 General.** Submittal documents consisting of construction

1 documents, statement of special inspections, geotechnical report and
2 other data shall be submitted in two or more sets with each permit
3 application. The construction documents shall be prepared by a
4 registered design professional where required by the statutes of the
5 jurisdiction in which the project is to be constructed and the
6 documents shall bear the stamp and signature of the registered design
7 professional, as set forth in Business and Professions Code sections
8 5536.1 and 6735. Where special conditions exist, the building official
9 is authorized to require additional construction documents to be
10 prepared by a registered design professional and the documents shall
11 bear the stamp and signature of the registered design professional, as
12 set forth in Business and Professions Code Sections 5536.1 and 6735.

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

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

21 **“107.1.1 Exemption to submittal documents prepared by a**
22 **registered design professional.**

23 1. As set forth in Business and Professions Code Sections 5537
24 and 6737.1, a person other than a registered design
25 professional as defined in this code may prepare construction
26 documents for the following:

27 **a+.** Single-family dwellings of woodframe construction
28 not more than two stories and basement in height.

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b2. Multiple dwellings containing no more than four dwelling units of woodframe construction not more than two stories and basement in height. However, this paragraph shall not be construed as allowing an unlicensed person to design multiple clusters of up to four dwelling units each to form apartment or condominium complexes where the total exceeds four units on any lawfully divided lot.

c3. Garages or other structures appurtenant to buildings described under subdivision (1), of woodframe construction not more than two stories and basement in height.

d4. Agricultural and ranch buildings of woodframe construction, unless the building official having jurisdiction deems that an undue risk to the public health, safety, or welfare is involved.

2. If any portion of any structure exempted by this section deviates from substantial compliance with conventional framing requirements for woodframe construction found in the most recent edition of Title 24 of the California Code of Regulations or tables of limitation for woodframe construction, as defined by the applicable part of the California Building Standards Code duly adopted by the County of Riverside or the state, the building official shall require the preparation of plans, drawings, specifications, or calculations for that portion by, or under the responsible control of, a licensed architect or registered engineer. The documents for that portion shall bear the stamp and signature of the licensee

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

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

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

11 “**107.2.1.1 Earthquake Fault Zones.** In addition to the requirements
12 of this code, all applicants for a building permit for a building or
13 structure used for human occupancy that lies within an earthquake
14 fault zone delineated by the State Geologist pursuant to Public
15 Resources Code Section 2621 et seq. and which is subject to Riverside
16 County Ordinance No. 547, as may be amended from time to time,
17 shall comply with all the provisions thereof.”

18 D. **FEES.**

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

21 “**109.2 Schedule of permit fees.** On buildings, structures, electrical,
22 gas, mechanical, and plumbing systems or alterations requiring a
23 permit, a fee for each permit shall be paid as required, in accordance
24 with the schedule as by the applicable governing authority. ~~The~~
25 ~~County of Riverside establishes the processing procedures for permit~~
26 ~~fees in~~ Riverside County Ordinance No. 671, as may be amended from
27 time to time, establishes the processing procedures for permit fees.
28 Appendix A to Riverside County Ordinance No. 457, as may be

1 ~~amended from time to time. sets forth~~ the amount and type of each
2 permit fee ~~in Appendix A to Riverside County Ordinance No. 457, as~~
3 ~~amended from time to time.~~”

- 4 2. Section 109.4 of the California Building Code is amended to read as
5 follows:

6 “**109.4 Work commencing before permit issuance.** Any person or
7 entity who commences any work on a building, structure, electrical,
8 gas, mechanical or plumbing system before obtaining the necessary
9 permits shall be subject to a fee established by the building official
10 that shall be in addition to the required permit fees. The County of
11 Riverside establishes an hourly permit fee as set forth in Riverside
12 County Ordinance No. 457, as may be amended from time to time, for
13 an investigation of such work. This hourly permit fee shall be in
14 addition to the required permit fees.”

- 15 3. Section 109.6 of the California Building Code is amended to read as
16 follows:

17 “**109.6 Refunds.** The building official is authorized to establish a
18 refund policy. The County of Riverside shall refund fees in
19 accordance with the processing procedure of Riverside County
20 Ordinance No. 671, as may be amended from time to time, in the
21 following circumstances:

- 22 1. A permit or inspection fee which was erroneously paid or
23 collected.
24 2. During the term of a fixed rate permit and when no work has
25 commenced under a permit in accordance with this code. In
26 this circumstance, the building official may authorize the
27 refunding of not more than 80% of the permit fee paid.
28 3. When property for which a permit for a project has been issued

1 is annexed to a city and the County loses jurisdiction over the
2 property prior to completion of the project. In this
3 circumstance, the portion of any fees collected, in accordance
4 with Riverside County Ordinance No. 457, as may be amended
5 from time to time, that are in excess of the costs to the
6 Department of Building and Safety may be refunded. An
7 application for refund shall be made on the appropriate form
8 to the building official for review and approval.

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

11
12 E. **DEFINITIONS.**

- 13 1. Section 202 of the California Building Code is amended to add the
14 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

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

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

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

F. **PONDS.**

- 1. A new Section 311~~42~~ is added to Chapter 31 of the California Building Code to read as follows:

“SECTION 311~~42~~
PONDS”

- 2. A new Section 311~~42~~.1 is added to Section 311~~42~~ of the California Building Code to read as follows:

“311~~42~~.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 311~~42~~.2 is added to Section 311~~42~~ of the California Building Code to read as follows:

“311~~42~~.2 Definition. The following term is defined in Section 202:
POND.”

G. **AGRICULTURAL REGISTRATION CERTIFICATE.**

- 1. A new Section 311~~53~~ is added to Chapter 31 of the California Building Code to read as follows:

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“SECTION 311~~53~~”

AGRICULTURAL REGISTRATION CERTIFICATE”

2. A new Section 311~~53~~.1 is added to Section 311~~53~~ of the California Building Code to read as follows:

“311~~53~~.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 311~~53~~.2 is added to Section 311~~53~~ of the California Building Code to read as follows:

“311~~53~~.2 Definition. The following term is defined in Section 202: **AGRICULTURAL SHADE STRUCTURE.”**

4. A new Section 311~~53~~.3 is added to Section 311~~53~~ of the California Building Code to read as follows:

“311~~53~~.3 Application. An application for an agricultural registration certificate shall describe the location, nature, and estimated cost of construction of the agricultural shade structure.”

5. A new Section 311~~53~~.4 is added to Section 311~~53~~ of the California Building Code to read as follows:

“311~~53~~.4 Payment of Fees. An agricultural registration certificate shall not be valid until the fees established by Riverside County Ordinance No. 457, as may be 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. SAFEGUARDS DURING CONSTRUCTION.

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

“3302.2.1 Waste Materials. Waste materials are ~~C~~onstruction rubbish and debris that includes, but is not limited to, stub ends of cut

1 lumber, broken lumber and other scrap wood, scrap cement and
2 plaster, scrap metal, paper cartons, wrappings, and similar materials
3 that result from the process of constructing a building or structure.”

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

6 “**3302.2.2 Collections and Disposal.** During the process of
7 constructing a building or structure, the construction site and general
8 area around the site shall be kept clear of waste materials that result
9 from the construction activities. Waste materials shall not be allowed
10 to accumulate on, or be blown from, the site and shall be placed in
11 appropriate containers or removed from the construction site to an
12 authorized disposal area. All containers for waste materials shall be
13 emptied periodically at an authorized disposal area so they will remain
14 usable for further collection of waste materials. When construction is
15 complete, a final clean-up of waste materials from the site shall be
16 conducted by the permittee.”

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

19 “**3302.2.3 Inspections.** A permit holder shall not be entitled to, and
20 no inspector shall make an inspection of any phase of completed work,
21 including the final inspection, if the construction site or general area
22 thereof contains an accumulation of waste materials, rubbish and
23 debris.”

24 Section 6. ADOPTION OF APPENDIX C, GROUP U – AGRICULTURAL
25 BUILDINGS, OF THE 2019~~6~~ CALIFORNIA BUILDING CODE. Appendix C, Group U – Agricultural
26 Buildings, including any errata and supplements, of the 2019~~6~~ California Building Code is adopted in its
27 entirety.

28 Section 7. ADOPTION OF APPENDIX I, PATIO COVERS, OF THE 2019~~6~~

1 CALIFORNIA BUILDING CODE. Appendix I, Patio Covers, including any errata and supplements, of
2 the 2019 California Building Code is adopted in its entirety.

3 Section 8. AMENDMENTS TO APPENDIX J, GRADING, OF THE 2019
4 CALIFORNIA BUILDING CODE. Appendix J, Grading, including any errata and supplements, of the
5 2019 California Building Code is adopted in its entirety, except as to the following:

6 A. GENERAL.

- 7 1. Section J101.1 of Appendix J of the California Building Code is
8 amended to read as follows:

9 “J101.1 Scope. The provisions of this chapter apply to grading,
10 excavation and earthwork construction, including fills and
11 embankments. Where conflicts occur between the technical
12 requirements of this chapter and the geotechnical report, the
13 geotechnical report shall govern. The intent of this Appendix J is to
14 safeguard life, limb, property, and public welfare by regulating the
15 clearing, grubbing, grading, excavation, stockpiling, paving,
16 exploratory excavations and earthwork construction, including fills
17 and embankments; agricultural grading, storm water compliance, and
18 control of runoff from graded sites, including erosion sediments and
19 construction related pollutants on private property in the
20 unincorporated area of the County of Riverside. The scope of this
21 Appendix J does not include road work that is administered by the
22 Riverside County Director of Transportation through a Riverside
23 County contract or Riverside County Ordinance Nos. 460, 461 and
24 499, as may be amended from time to time.”

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

27 “J101.1.1 Purpose. This Appendix sets forth requirements to control
28 the clearing, grubbing, grading, excavation, stockpiling, paving,

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exploratory excavations and earthwork construction, including fills and embankments; agricultural grading, storm water compliance and control of runoff from graded sites, including erosion sediments and construction related pollutants on private property and establishes administrative requirements for approval of plans, issuance of permits and inspection of grading in compliance with the other provisions of this code.”

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

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

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

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

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

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

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

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

- 7 1. Single Family Grading with earthwork quantities indicating
8 grading less than 200 cubic yards.
9 2. Stockpile Permit with earthwork quantities indicating
10 stockpiling less than 200 cubic yards.
11
12 3. Clearing and Grubbing with earthwork quantities indicating
13 less than 200 cubic yards.”

- 14 7. A new Section J101.3.2 is added to Section J101.3 of Appendix J of
15 the California Building Code to read as follows:

16 “**J101.3.2 Engineered Grading.** Grading is designated “Engineered
17 Grading” in any of the following circumstances:

- 18 1. Single Family Grading with earthwork quantities of 200 or
19 more cubic yards.
20 2. Stockpile with earthwork quantities in excess of 200 or more
21 cubic yards.
22 3. Commercial / Industrial Grading.
23 4. Tract Grading, which includes the following:
24 a. Mass, Rough and Precise.
25 b. Mass Only.
26 c. Rough Only.
27 d. Precise Only.”

28 B. **DEFINITIONS.**

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Section J102.1 of Appendix J of the California Building Code is amended to add the following definitions:

“**APPROVAL.** When the proposed work or completed work conforms to the requirements of this Appendix J, as determined by and to the sole satisfaction of the building official.”

“**BERM.** A mound of earth located at the top of fill slopes to prevent drainage flows over the slope face and to direct drainage towards an approved drainage swale or drainage device.”

“**BORROW SITE.** Earth material acquired from an off-site location with an approved grading permit for use in grading on a site.”

“**CLEARING.** The removal of natural vegetation by any means; including, but not limited to, brushing, grubbing, tilling or discing.”

“**EARTH MATERIAL.** Any rock, natural soil or fill or any combination thereof.”

“**FARMED.** The lot has been subject to practices associated with the raising of crops or animals including but not limited to discing, plowing, tilling, seeding, cultivating, harvesting, pasturing and fallowing for the purpose of crop rotation.”

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

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

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

“**NATURAL GROUND SURFACE.** The ground surface in its original state

1 before any clearing, grubbing, grading, excavation or filling.”

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

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

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

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

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

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

20 C. **PERMITS REQUIRED.**

21 ~~1. Section J103.1 of Appendix J of the California Building Code is~~
22 ~~amended to read as follows:~~

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

- 27 ~~1. Clearing, grubbing, grading, excavation, stockpiling,~~
28 ~~earthwork construction, including fills and embankments,~~

- ~~2. Widening or construction of private roads including placement of base or gravel,~~
- ~~3. Paving, re-paving of private roads and parking lots,~~
- ~~4. Exploratory excavations, and~~
- ~~5. Precise grading.”~~

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

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

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

“J103.1.2 Best Management Practices Permit. The building official may require a Best Management Practice (“BMP”) permit to conduct certain types of inspections; including but not limited to the following types of inspections: Pre-Construction Inspection, National Pollutant Discharge Elimination System (“NPDES”) Construction inspections, Water Quality Management Plan (“WQMP”) BMP inspections, Annual WQMP inspections, Bond Release inspections and Air Quality inspections.”

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

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

45. Section J103.2 of Appendix J of the California Building Code is

1 amended to read as follows:

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

- 5 1. Road work that is being regulated by the Riverside County
6 Director of Transportation by Riverside County contract or
7 through Riverside County Ordinance Nos. 460, 461 and 499,
8 as may be amended from time to time.
- 9 2. An excavation below finished grade for basements and
10 footings of a building, retaining wall or other structure
11 authorized by a valid building permit. This shall not exempt
12 any fill made with the material from such excavating nor
13 exempt any excavation having an unsupported height greater
14 than 5 feet after the completion of such structure.
- 15 3. Cemetery Graves.
- 16 4. Refuse disposal sites controlled by other regulations.
- 17 5. Excavations for wells or tunnels or utilities.
- 18 6. Mining quarrying, processing, stockpiling of rock, sand,
19 gravel, aggregate or clay regulated by Riverside County
20 Ordinance No. 555, as may be amended from time to time,
21 provided such operations do not affect the lateral support or
22 increase the stresses in or pressure upon any adjacent or
23 contiguous property.
- 24 7. The construction or maintenance of roads or facilities for the
25 generation, storage or transmission of water including
26 floodwaters or any utilities by public agencies or their agents.
- 27 8. The maintenance of existing private roads by private
28 individuals or their agents, including private roads used

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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 may be 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.
- 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

1 with a slope flatter than 5 horizontal to 1 vertical, or less than
2 3 feet in depth, not intended to support structures, which does
3 not exceed 50 cubic yards on any one lot and does not obstruct
4 a drainage course. This exemption shall not apply when finish
5 grading is proposed, subsequent to a permit authorizing rough
6 grading.

7 15. Agricultural discing on an operating farm.

8 16. The raising of crops or animals exclusively for commercial
9 agricultural purposes (“agricultural grading or clearing”) when
10 all excavated material remains on-site and the agricultural
11 grading or clearing occurs on land that will be used exclusively
12 to raise crops or animals within one year of the grading or
13 clearing.

14 a. Any person or entity claiming the benefit of this
15 exemption shall file, under penalty of perjury, a
16 completed Agricultural Grading/Clearing Certificate
17 (“Certificate”) with the building official prior to
18 commencing the agricultural grading or clearing. The
19 Certificate shall be accompanied by the appropriate
20 processing fee as well as an approved erosion control
21 plan from the United States Department of Agriculture
22 Nature Resource Conservation Service or licensed soil
23 engineer where any grading or clearing performed
24 under the exemption involves a slope angle of 10% or
25 greater. The filing of a Certificate shall not be
26 construed to authorize the commencement or
27 continuance of any activity prohibited by this
28 Appendix J, any other Riverside County ordinance, or

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any state or federal law or regulation.

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

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

Standards Code.

- d. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than one year each. The extension shall be requested in writing and justifiable cause demonstrated for why the farm plan would not be implemented within one year. A grading permit shall be required for farm plans not implemented within the time authorized by the Certificate.
- e. If at any time the building official determines that the planned or actual grading or clearing is not for agricultural purposes, a grading permit shall be required. Any person or entity aggrieved by the decision of the building official to require a grading permit may file a written appeal of the decision with Appeals Board as set forth in this code.

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

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

“SECTION J103.3

PENALTIES AND RESTORATION”

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

“**J103.3+ Penalty.** In addition to any other remedy provided by law, any grading or clearing done in violation of this Appendix J may be

1 grounds for denying for five years all applications for building
2 permits, use permits, sub-divisions, changes of zones, specific plans,
3 specific plan amendments, general plan amendments, and any other
4 land development application proposed for the property in which the
5 violation occurred. Grading permits shall not be subject to the five
6 year penalty established by this section. The five year period shall
7 commence from the date the violation is documented by the County
8 of Riverside through a notice of violation or any other means. The
9 Riverside County Board of Supervisors may waive this penalty for
10 good cause as may be demonstrated by the property owner. The
11 procedures, remedies and penalties for violations of this Appendix J
12 and for recovery of costs related to enforcement are provided in
13 Riverside County Ordinance No. 725, as may be amended from time
14 to time.”

15 68. A new Section J103.~~43.2~~ is added to Section J103-~~3~~ of Appendix J of
16 the California Building Code to read as follows:

17 “~~J103.43.2~~ Unpermitted Grading~~Restoration of Unpermitted~~
18 Grading. Unpermitted Grading ~~Any area graded without a permit~~
19 shall be restored according to the requirements of Section J111,
20 Restoration of Unpermitted Grading.”

21 D. PERMIT APPLICATION AND SUBMITTALS.

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

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

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

3 “**J104.6 Payment of fees.** A grading permit shall not be valid until
4 the fees prescribed by Riverside County Ordinance No. 457, as may
5 be amended from time to time,~~law~~ have been paid, nor shall an
6 amendment to a permit be released until the additional fee, if any, has
7 been paid.”

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

10 “**J104.6.1 Schedule of permit fees.** Riverside County Ordinance No.
11 671, as may be amended from time to time, establishes the processing
12 procedures for permit fees. Appendix A to Riverside County
13 Ordinance No. 457, as may be amended from time to time, sets forth
14 the amount and type of each permit fee.~~A fee for all types of grading~~
15 ~~permits shall be paid in accordance with Riverside County Ordinance~~
16 ~~No. 457, as amended from time to time.”~~

17 E. **SETBACKS.**

18 1. Section J108.1 of Appendix J of the California Building Code is
19 amended to read as follows:

20 “**J108.1 General.** Cut and fill slopes shall be set back from the
21 property lines in accordance with this section. Setback dimensions
22 shall be horizontal distances measured perpendicular to the property
23 line and shall be as shown in Figure J108.1 of this Appendix J, unless
24 substantiating data is submitted justifying reduced setbacks including
25 recommendations in the soils engineering and engineering geology
26 report approved by the building official.”

27 2. Section J108.2 of Appendix J of the California Building Code is
28 amended to read as follows:

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

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

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

17 F. **EROSION CONTROL.**

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

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

24 **Exception:** Erosion control measures need not be provided on cut
25 slopes not subject to erosion due to the erosion-resistant character of
26 the materials. Erosion control for the slopes shall be installed as soon
27 as practicable and prior to ~~requesting a calling for~~ final inspection.”

28 G. **RESTORATION OF UNPERMITTED GRADING.**

- 1 1. Section J111 of Appendix J of the California Building Code is
2 amended to read as follows:

3 **~~“SECTION J111.~~**

4 **RESTORATION OF UNPERMITTED GRADING”**

- 5 2. A new Section J111.1 is added to Section J111 of Appendix J of the
6 California Building Code to read as follows:

7 **“J111.1 General.** Site restorations shall be completed in accordance
8 with Section J111 of this Appendix J. The building official may
9 require that the site be restored to the condition it was in previous to
10 the unlawful grading or clearing.”

- 11 3. A new Section J111.2 is added to Section J111 of Appendix J of the
12 California Building Code to read as follows:

13 **“J111.2 Requirements.** A restoration assessment under an hourly
14 permit shall be obtained in compliance with the applicable Riverside
15 County Board of Supervisor’s policies and ordinances when either:

16 1. The building official determines such an assessment is
17 necessary due to grading or clearing of a site in excess of an
18 approved permit or without an approved permit in violation of
19 the requirements of Section J103 of this Appendix J, or

20 2. The owner or owner’s authorized agent of the property has
21 received a notice of violation related to grading or clearing of
22 a site in excess of an approved permit or without an approved
23 permit in violation of the requirements of Section J103 of this
24 Appendix J.”

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

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

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

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

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

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

b. **Earthwork Restoration Plan.** An earthwork restoration plan for grading shall be prepared by a qualified California licensed civil engineer shall be submitted to the Riverside County 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 may be amended from time to time, have been paid, nor

1 shall an amendment to a permit be released until the additional fee, if
2 any, has been paid.”

3 H. **STOCKPILES.**

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

6 **“SECTION J112**
7 **STOCKPILES”**

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

10 **“J112.1 Definition.** The following definition is defined in Section
11 J102.1:

12 **STOCKPILE.”**

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

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

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

- 21 2. A stockpile shall be authorized in conjunction with an
22 approved construction project or as approved by the building
23 official.

- 24 3. A stockpile shall not obstruct or divert natural drainage, water
25 courses or blue line streams.

- 26 4. A stockpile shall be carefully maintained and under no
27 circumstances cause an adverse effect to adjacent properties.

- 28 5. Erosion and dust control measures shall be implemented for a

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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.

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:

1 “J112.4 Payment of Fees. A stockpile registration permit shall not
2 be valid until the fees prescribed in Riverside County Ordinance No.
3 457, as may be amended from time to time, have been paid, nor shall
4 an amendment to a stockpile registration permit be released until the
5 additional fee, if any, has been paid.”

6 I. **PARKING LOTS.**

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

9 “SECTION J113
10 PARKING LOTS”

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

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

- 15 1. Minimum parking lot grade for asphalt concrete shall be 1%.
16 2. Minimum parking lot grade for concrete shall be 0.35%.
17 3. Minimum parking lot grade for alternative pavements such as
18 porous or pervious pavements shall be in accordance with the
19 manufactures specifications for drainage or approved Water
20 Quality Management Plan.
21 4. If no preliminary soils report is provided specifying the
22 structural paving section, then the structural section required
23 shall be 3 inches asphalt concrete and 4 inches Class II
24 aggregate base.
25 5. In instances where the grading plan involves the use of porous
26 or pervious pavements as an alternative to asphalt and concrete
27 surfaces, the manufactures specifications shall be provided to
28 the building official for review and approval.”

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

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

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

“**J113.3 Payment of Fees.** A permit to grade a parking lot shall not be valid until the fees prescribed in Riverside County Ordinance No. 457, as may be 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.”

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

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

J. **DUST CONTROL.**

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

**“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

1 control measures adequate to prevent creation of a nuisance to persons
2 or public or private property. The following measures shall be
3 implemented during clearing or grading to achieve adequate dust
4 control: watering, application of surfactants, shrouding, control of
5 vehicle speeds or other measures to reduce the dispersion of dust. Sites
6 located within the Coachella Valley shall implement PM10 Fugitive
7 Dust Mitigation measures in accordance with Riverside County
8 Ordinance No. 742, as may be amended from time to time.”

9 K. **REFERENCED STANDARDS.**

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

12 Section 9. ADOPTION OF APPENDIX O. EMERGENCY HOUSING. OF THE 2019
13 CALIFORNIA BUILDING CODE. Appendix O, Emergency Housing, including any errata and
14 supplements, of the 2019 California Building Code is adopted in its entirety.

15 Section 910. AMENDMENTS TO THE 2019~~6~~ CALIFORNIA RESIDENTIAL CODE.

16 The 2019~~6~~ California Residential Code, including any errata and supplements, is adopted in its entirety
17 except as to the following:

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

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

21 “**R104.11 Alternative materials, design and methods of construction and**
22 **equipment.** The provisions of this code are not intended to prevent the
23 installation of any material or to prohibit any design or method of construction
24 not specifically prescribed by this code, provided that any such alternative has
25 been approved by the building official. The building official shall have the
26 authority to approve an alternative material, design or method of construction
27 upon application of the owner or the owner’s authorized agent. The building
28 official shall first find that the proposed design is satisfactory and complies

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

20 **B. PERMITS.**

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

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

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

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

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

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

27 “**R105.5 Expiration.** Every permit issued shall become invalid unless
28 the work on the site authorized by such permit is commenced and an

1 approved building inspection has been obtained within 12 months
2 after its issuance, or if the work authorized on the site by such permit
3 is suspended or abandoned for a period of 180 days after the time the
4 work is commenced. A permit shall be deemed suspended or
5 abandoned if more than 180 days elapses prior to filing a request for
6 extension of time on the permit with the building official. The building
7 official is authorized to grant, in writing, one or more extensions of
8 time, for periods not more than 90 days each. The extension shall be
9 requested in writing and justifiable cause demonstrated, including
10 documentation of the substantial completion of a required inspection
11 pursuant to Section R109. When a permit expires under this section,
12 no work shall be done unless the owner or owner's authorized agent
13 obtains a new permit."

14 4. A new Section R105.10 is added to Section R105 of the California
15 Residential Code to read as follows:

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

1 Commission to any Part of the California Building Standards Code.”

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3 C. **CONSTRUCTION DOCUMENTS.**

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

6 “**R106.1 Submittal documents.** Submittal documents consisting of
7 construction documents, statement of special inspections,
8 geotechnical report and other data shall be submitted in two or more
9 sets with each permit application. The construction documents shall
10 be prepared by a registered design professional where required by the
11 statutes of the jurisdiction in which the project is to be constructed and
12 the documents shall bear the stamp and signature of the registered
13 design professional, as set forth in Business and Professions Code
14 Sections 5536.1 and 6735. Where special conditions exist, the
15 building official is authorized to require additional construction
16 documents to be prepared by a registered design professional and the
17 documents shall bear the stamp and signature of the registered design
18 professional, as set forth in Business and Professions Code Sections
19 5536.1 and 6735.

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

- 26 2. A new Section R106.1.~~65~~ is added to Section R106.1 of the California
27 Residential Code to read as follows:

28 “**R106.1.~~65~~ Exemption to submittal documents prepared by a**

1 construction, as defined by the applicable Part of the
2 California Building Standards Code duly adopted by the
3 County of Riverside or the state, the building official shall
4 require the preparation of plans, drawings, specifications, or
5 calculations for that portion by, or under the responsible
6 control of, a licensed architect or registered engineer. The
7 documents for that portion shall bear the stamp and signature
8 of the licensee who is responsible for their preparation.
9 Substantial compliance for purposes of this section is not
10 intended to restrict the ability of the building officials to
11 approve plans pursuant to existing law and is only intended to
12 clarify the intent of Chapter 405 of the Statutes of 1985.

13 ~~3. **Exception:**~~ At no time may a contractor or person other than
14 a registered design professional prepare construction
15 documents for design for others.”

16 3. A new Section R106.1.6-7 is added to Section R106.1 of the California
17 Residential Code to read as follows:

18 “**R106.1.6-7 Earthquake Fault Zones.** In addition to the
19 requirements of this code, all applicants for a building permit for a
20 building or structure used for human occupancy that lies within an
21 earthquake fault zone delineated by the State Geologist pursuant to
22 Public Resources Code Section 2621 et seq. and which is subject to
23 Riverside County Ordinance No. 547, as may be amended from time
24 to time, shall comply with all the provisions thereof.”

25 D. **FEES.**

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

28 “**R108.2 Schedule of permit fees.** On buildings, structures,

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electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as by the applicable governing authority. ~~The County of Riverside establishes the processing procedures for permit fees in Riverside County Ordinance No. 671, as may be amended from time to time, establishes the processing procedures for permit fees. Appendix A to Riverside County Ordinance No. 457, as may be amended from time to time, sets forth and the amount and type of each permit fee in Appendix A to Riverside County Ordinance No. 457, as amended from time to time.~~”

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

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

1. A permit or inspection fee which was erroneously paid or collected.
2. During the term of a fixed rate permit and when no work has commenced under a permit in accordance with this code. In this circumstance, the building official may authorize the refunding of not more than 80% of the permit fee paid.
3. When property for which a permit for a project has been issued is annexed to a city and the County loses jurisdiction over the property prior to completion of the project. In this circumstance, the portion of any fees collected, in accordance

1 with Riverside County Ordinance No. 457, as may be
2 amended from time to time, that are in excess of the costs to
3 the Department of Building and Safety may be refunded. An
4 application for refund shall be made on the appropriate form
5 to the building official for review and approval.

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

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

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

20 E. **DEFINITIONS.**

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

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

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

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

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

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

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

F. **PONDS.**

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

**“SECTION R341
PONDS”**

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

“R341.1 General. Construction of ponds shall comply with all

1 requirements of this code, including permits for grading, plumbing,
2 electrical, and mechanical, when applicable.”

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

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

7 G. **AGRICULTURAL REGISTRATION CERTIFICATE.**

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

10 “**SECTION R342**

11 **AGRICULTURAL REGISTRATION CERTIFICATE”**

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- 13 2. A new Section R342.1 is added to Section R342 of the California
14 Residential Code to read as follows:

15 “**R342.1 General.** Prior to the commencement of any construction or
16 work on an agricultural shade structure, an agricultural registration
17 certificate shall be obtained from the building official.”

- 18 3. A new Section R342.2 is added to Section R342 of the California
19 Residential Code to read as follows:

20 “**R342.2 Definition.** The following term is defined in Section R202:
21 **AGRICULTURAL SHADE STRUCTURE.**”

- 22 4. A new Section R342.3 is added to Section R342 of the California
23 Residential Code to read as follows:

24 “**R342.3 Application.** An application for an agricultural registration
25 certificate shall describe the location, nature, and estimated cost of
26 construction of the agricultural shade structure.”

- 27 5. A new Section R342.4 is added to Section R342 of the California
28 Residential Code to read as follows:

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

6 Section 110. ADOPTION OF APPENDIX H – PATIO COVERS OF THE 20196
7 CALIFORNIA RESIDENTIAL CODE. Appendix H – Patio Covers of the 2019 California Residential
8 Code is adopted in its entirety.

9 Section 121. ADOPTION OF THE 20196 CALIFORNIA ELECTRICAL CODE. The
10 20196 California Electrical Code, including any errata and supplements, is adopted in its entirety.

11 Section 132. ADOPTION OF THE 20196 CALIFORNIA ADMINISTRATIVE CODE.
12 The 20196 California Administrative Code, including any errata and supplements, is adopted in its entirety.

13 Section 143. ADOPTION OF THE 20196 CALIFORNIA MECHANICAL CODE. The
14 20196 California Mechanical Code, including any errata and supplements, is adopted in its entirety.

15 Section 154. ADOPTION OF THE 20196 CALIFORNIA PLUMBING CODE. The
16 20196 California Plumbing Code, including any errata and supplements, is adopted in its entirety.

17 Section 165. ADOPTION OF THE 20196 CALIFORNIA ENERGY CODE. The 20196
18 California Energy Code, including any errata and supplements, is adopted in its entirety.

19 Section 176. ADOPTION OF THE 20196 CALIFORNIA HISTORIC BUILDING CODE.
20 The 20196 California Historic Building Code, including any errata and supplements, is adopted in its
21 entirety.

22 Section 187. ADOPTION OF THE 20196 CALIFORNIA GREEN BUILDING
23 STANDARDS CODE. The 20196 California Green Building Standards Code, including any errata and
24 supplements, is adopted in its entirety.

25 Section 198. DECLARATION OF PUBLIC NUISANCE FOR SUBSTANDARD
26 BUILDINGS OR PORTIONS THEREOF AND INCORPORATION OF THE ABATEMENT COST
27 RECOVERY PROCEDURES IN RIVERSIDE COUNTY ORDINANCE NO. 725. The County of
28 Riverside declares all substandard structures, as defined in Sections 17920.3 or 17920.10 of the California

1 Health and Safety Code, a public nuisance and imposes the abatement procedures and requirements as
2 required by the State Housing Law through California Code of Regulations, Title 25, Division 1, Chapter
3 1, Subchapter 1 as follows:

4 A. Public Nuisance Declared. Every substandard building or portion thereof as
5 defined in Sections 17920.3 or 17920.10 of the California Health and Safety
6 Code, as may be amended from time to time, located within the
7 unincorporated areas of the County of Riverside (“County”) which is caused,
8 maintained or permitted to exist shall be and the same is hereby declared
9 unlawful and a public nuisance that may be abated consistent with the
10 procedures in this section.

11 B. Authority to Inspect. The County is authorized to enter any real or personal
12 property or premises within the unincorporated area of the County to
13 investigate and ascertain whether the property or premises is in compliance
14 with this section, and to make any inspection as may be necessary in the
15 performance of the enforcement duties. These investigation activities may
16 include visual inspections, taking of photographs, taking samples or other
17 physical evidence, and the making of video or audio recordings. All such
18 entries and inspections shall be done in a reasonable manner. If an owner,
19 lawful occupant or the respective agent thereof refuses permission to enter or
20 inspect, the County may seek an Administrative Inspection Warrant pursuant
21 to the procedures provided by California Code of Civil Procedure Section
22 1822.50 et seq., as may be amended from time to time. All costs incurred by
23 the County in seeking and obtaining an Administrative Inspection Warrant
24 shall be recoverable as abatement costs.

25 C. Summary Abatement. Pursuant to California Government Code Section
26 25845(a), ~~and~~ as may be amended from time to time, the County enforcement
27 officer is authorized to summarily abate public nuisances determined by the
28 enforcement officer to constitute an immediate threat to public health, safety

1 or welfare. Summary abatement authority shall include the right of the County
2 of Riverside to take immediate interim remedial measures to mitigate, secure
3 or make safe the immediate threat to public health and safety, including the
4 building official issuing an order to vacate.

5 D. Order to Vacate. Whenever in the opinion of the building official extreme
6 and imminent hazard exists, ~~the building official~~ shall give written notice
7 ordering the occupants of any such building to immediately vacate, and in the
8 event compliance with the order is not voluntarily and promptly obtained, ~~the~~
9 ~~building official~~ shall request the law enforcement agency having
10 jurisdiction to effect such a vacation or forthwith take such action at law as is
11 required to cause the premises to be vacated. A copy of the “Order to Vacate”,
12 which shall include the reasons for the order, shall be posted on the building
13 and mailed to all concerned parties and filed with the Clerk of the Riverside
14 County Board of Supervisors in the same manner as the notice of defects.
15 Upon giving such order to vacate, the building official shall cause to be posted
16 at each entrance to the building a notice to read: “Danger – Do Not Enter or
17 Occupy, Building Official, County of Riverside”. Such notices shall remain
18 posted until the required repair, demolition or removal are completed. Such
19 notice shall not be removed without written permission of the building
20 official, and no person shall enter the building except for the purpose of
21 making the required repairs or the demolition of the building, without the
22 written permission of the building official.

23 E. Abatement Procedure. ~~The abatement procedures for substandard buildings~~
24 ~~shall be All substandard buildings as defined by this section shall be abated~~
25 in accordance with the procedures provided for in the State Housing Law,
26 California Health and Safety Code, Division 13, Part 1.5, commencing with
27 Section 17910 and California Code of Regulations, Title 25, Division 1,
28 Chapter 1, Subchapter 1 ~~except Section 24(f) through (k), which are enforced~~

1 by the California Department of Housing and Community Development.

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

3 1. Notice of Pendency.

4 a. Whenever the County institutes a judicial action or proceeding
5 to enforce a Land Use Ordinance, as defined in Riverside
6 County Ordinance No. 725, as may be amended from time to
7 time, a Notice of Pendency of the action or proceeding may be
8 filed with the County Recorder's Office. The Notice may be
9 filed at the time of the commencement of the action or
10 proceeding and upon recordation of the Notice, shall have the
11 same effect as a notice recorded in compliance with Section
12 405.20 et seq. of the California Code of Civil Procedure, as
13 may be amended from time to time.

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

18 2. Notice of Pendency of Administrative Proceedings.

19 a. Whenever a Notice of Violation has issued pursuant to this
20 Ordinance, the County may record a Notice of Pendency of
21 Administrative Proceedings with the Office of the County
22 Recorder and shall notify the owner of the property of such
23 action.

24 b. The Notice of Pendency of Administrative Proceedings shall
25 describe the real property, shall set forth the non-complying
26 conditions, and shall state that all current or subsequent
27 owners of the property may be liable for abatement costs
28 pertaining to any violation of Land Use Ordinances and that

1 the abatement costs may be affixed as a lien and special tax
2 assessment on the real property.

3 c. A Release of Notice of Pendency of Administrative
4 Proceedings may be recorded after the County has confirmed
5 that each violation described in the Notice of Pendency of
6 Administrative Proceedings has been abated and all related
7 abatement costs have been reimbursed to the County.

8 3. Notice of Non Compliance. Any Notice of Non Compliance issued
9 or recorded by the County in abatement proceedings prior to the
10 effective date of this Riverside County Ordinance No. 457.10~~5~~4 shall
11 remain in full force and effect.

12 GF. Abatement Cost Recovery. In addition to the costs recovery procedures
13 pursuant to the State Housing Law, all abatement costs incurred pursuant to
14 this section shall be recovered in accordance with the abatement costs
15 recovery procedures provided for in Riverside County Ordinance No. 725, as
16 may be amended from time to time, which is incorporated herein by this
17 reference.

18 HG. Enforcement by Civil Action. The County may abate a violation of this
19 ordinance by the prosecution of a civil action through the Office of County
20 Counsel, including an action for injunctive relief. The remedy of injunctive
21 relief may take the form of a court order, enforceable through civil contempt
22 proceedings or receivership, prohibiting the maintenance of the violation of
23 this ordinance or requiring compliance with other terms.

24 IH. Misdemeanor Penalty. Any person who violates any of the provisions of this
25 part, the building standards published in the State Building Standards Code
26 relating to the provisions of this part, or any other rule or regulation
27 promulgated pursuant to the provisions of this part is guilty of a misdemeanor,
28 punishable by a fine not exceeding \$1,000.00 or by imprisonment not

1 exceeding six months, or by both such fine and imprisonment.

2 ~~II.~~ Non-Exclusive Remedies and Penalties. All remedies and penalties for the
3 abatement of public nuisances provided for in this section shall be cumulative
4 and not exclusive. Enforcement by use of any administrative, criminal or civil
5 action, citation or administrative proceeding or abatement remedy does not
6 preclude the use of additional citations or other remedies as authorized by
7 other ordinance or law. Enforcement remedies may be employed concurrently
8 or consecutively. Conviction and punishment of or enforcement against any
9 person hereunder shall not relieve such person from the responsibility of
10 correcting, removing or abating a violation, nor prevent the enforced
11 correction, removal or abatement thereof. Each and every day, or any portion
12 thereof, during which any violation of a this section or the rules, regulations,
13 orders, permits or conditions of approval issued thereunder is committed,
14 continued, or permitted by such person, shall be deemed a separate and
15 distinct offense.

16 Section 2019. ~~—~~INCORPORATION OF APPENDIX A. Appendix A, setting forth permit
17 types and fees related to building and grading, is incorporated herein by this reference.

18 Section 210. ~~—~~VIOLETION AND PENALTIES. Unless otherwise provided in this
19 ordinance or as required by state law, the procedures, remedies and penalties for any violation of this
20 ordinance and for recovery of costs related to enforcement are provided for in Riverside County Ordinance
21 No. 725, as may be amended from time to time, which is incorporated herein by this reference.

22 Section 221. SEVERABILITY. If any provision, clause, sentence or paragraph of this
23 ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity

24 ~~##~~

25 shall not affect the other provisions of this ordinance which can be given effect without the
26 invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be
27 severable.”

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APPROVED AS TO FORM
~~February~~ July ____, 2020+9

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	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
		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
		SPC	SITE PREPARATION COMMERCIAL	D	\$861.22
BAS	Accessory Structure	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
		ACFNL	ACCESSORY BUILDING FINAL INSPECTION	F	\$349.15
BMK	Manufactured Home	AGEH	AGRICULTURAL EMPLOYEE HOUSING	F	\$629.34
	Park	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	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 calculate at permit application
(S.M.I., Processing Fee, Micro-Film fee, LMS Surcharge, Green Building Fee)



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

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
3/31/20	0011376104		PE Riverside	4 x 66 Li	343.20

Invoice text: Ordinance 457.105

*TLMA/Bldg. & Safety
4/7/2020 3.50*

Placed by: Karen Lynn Barton

Legal Advertising Memo Invoice

BALANCE DUE
343.20

SALES/CONTACT INFORMATION	ADVERTISER INFORMATION			
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	03/31/2020	5209148	5209148	BOARD OF SUPERVISORS

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343.20	0011376104	DUE UPON RECEIPT



THE PRESS-ENTERPRISE

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BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

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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.: Ordinance 457.105 /

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:

03/31/2020

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

Date: March 31, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011376104-01

P.O. Number:

Ad Copy:

RIVERSIDE COUNTY BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that a public meeting at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 7, 2020 at 9:30 a.m.**, or as soon as possible thereafter, to consider adoption of the following Ordinance:

SUMMARY OF ORDINANCE NO. 457.105 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. 457.105 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. 457.105 amends Ordinance No. 457 in its entirety and replaces it with new language that adopts the current building requirements of the 2019 California Building Standards Code, as amended; adopts in its entirety Appendix O, Emergency Housing, of the 2019 California Building Code; based on Riverside County's local climatic, geological and topographical conditions, adopts findings in support of and 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; and makes minor updates to 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. 457.105 would take effect 30 days after its adoption.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to the meeting.

Dated: March 19, 2020
Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board

3/31



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

March 19, 2020

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

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

RE: NOTICE OF SUMMARY OF ORD. 457.105

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, March 31, 2020**.

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

Deputy Clerk of the Board to
KECIA R. HARPER, CLERK OF THE BOARD

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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By: Karen Barton, Deputy Clerk of the Board