

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



**ITEM: 3.18
(ID # 29100)**

MEETING DATE:
Tuesday, November 04, 2025

FROM : TLMA-BUILDING AND SAFETY

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/BUILDING AND SAFETY DEPARTMENT: INTRODUCTION OF ORDINANCE NO. 457.107 amending Ordinance No. 457 in its entirety by adopting and amending the 2025 California Building Standards Code (California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historic Building Code, California Existing Building Code, California Green Building Standards Code and California Wildland-Urban Interface Code including the adoption, as amended, of appendices of the 2025 California Building Code (Appendix C – Group U – Agricultural Buildings, Appendix I – Patio Covers, Appendix J - Grading, Appendix P – Sleeping Lofts, Appendix Q - Emergency Housing, and appendices of the California Residential Code (Appendix BF – Patio Covers, Appendix BO – Existing Buildings, and Structures, Appendix BB – Tiny Houses, Appendix CJ – Emergency Housing); declaring as a public nuisance all substandard buildings and portions thereof as defined in Sections 17920.3 or 17920.10 of the California Health and Safety Code; implementing the procedures required by the State Housing Law for substandard structures through California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1; and incorporating the abatement cost recovery procedures of Riverside County Ordinance No. 725; Not a Project under CEQA – All Districts [\$10,000 Total Cost - Building and Safety Department Funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that Ordinance No. 457.107 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

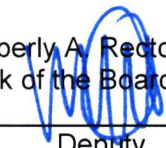
Continued on page 2

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Medina and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that the above Ordinance is approved as introduced with a waiver of the reading.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: November 4, 2025
xc: Building & Safety, COB/NS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. Introduce, read title, waive further reading of, and adopt on successive weeks Ordinance No. 457.107, an ordinance amending Ordinance No. 457 in its entirety by adopting and amending the 2025 California Building Standards Code (California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historic Building Code, California Existing Building Code, California Green Building Standards Code and California Wildland-Urban Interface Code including the adoption, as amended, of appendices of the 2025 California Building Code (Appendix C – Group U – Agricultural Buildings, Appendix I – Patio Covers, Appendix J - Grading, Appendix P – Sleeping Lofts, Appendix Q - Emergency Housing, and appendices of the California Residential Code (Appendix BF – Patio Covers, Appendix BO – Existing Buildings, and Structures, Appendix BB – Tiny Houses, Appendix CJ – Emergency Housing); declaring as a public nuisance all substandard buildings and portions thereof as defined in Sections 17920.3 or 17920.10 of the California Health and Safety Code; implementing the procedures required by the State Housing Law for substandard structures through California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1; and incorporating the abatement cost recovery procedures of Riverside County Ordinance No. 725.

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: 25/26	

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, Existing Building Code, Green Building Standards and Wildland-Urban Interface Code. 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 will take effect on January 1, 2026. As a result, the County of Riverside is required to adopt by ordinance the 2025 California Building Standards Code. The County may also establish more restrictive building standards than the California Building Standards Code by making express

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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. 457.107 amends Ordinance No. 457 in its entirety and replaces it with language that effectuates the following changes:

- (1) Update the substantive provisions of Ordinance No. 457 to adopt the current building requirements of the 2025 Building Standards Code, including the California Existing Building Code.
- (2) Adopt the following appendices of the 2025 California Building Code: Appendix C – Group U – Agricultural Buildings, Appendix I – Patio Covers, Appendix J - Grading, Appendix P – Sleep Lofts, and Appendix Q - Emergency Housing.
- (3) Adopt the following appendices of the 2025 California Residential Code: Appendix BF – Patio Covers, Appendix BO – Existing Buildings and Structures, Appendix BB – Tiny Houses, Appendix CJ – Emergency Housing.
- (4) Pursuant to Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5, adopt more restrictive building standards based on Riverside County’s local climatic, geological, and topographical conditions in the following circumstances: construction without a permit, work exempt from permit, exemption to submittal documents prepared by registered design professionals, fees, refunds, ponds, agricultural registration certificates, and grading.

This amendment to Ordinance No. 457 does not change or increase any previously imposed building permit fees. All fees remain in effect as adopted previously and are merely carried over from the prior Ordinance No. 457.106.

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. 457.107 or Ordinance No. 457.107 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.

Ordinance No. 457.107 is also exempt from CEQA 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 2025 California Building Standards Code, just as the County did with the previous adoption of Ordinance 457.106 adopting the 2022 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

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climatic, geological or topographical conditions. Ordinance No. 457.107 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. 457.107 are merely administrative and organizational which streamline administration and processing requirements. As a result, adoption of Ordinance No. 457.106 is exempt from CEQA and there is no possibility that this amendment will cause a significant impact on the environment.

Pursuant to item 3.39 on October 28, 2025, the Board of Supervisors initiated an amendment to Ordinance No. 457 to adopt as amended, revised and supplemented the 2025 California Building Standards Code and other building standards required by state law. Ordinance No. 457.107 will effectuate such an update.

Impact on Residents and Businesses

Most of the changes to Ordinance No. 457 merely implement existing state law. For some provisions of the 2025 California Building Standards Code, Ordinance No. 457 also imposes 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. 457.107 (Redline)

Attachment B. Ordinance No. 457.107


Crystal Carrillo, Senior Management Analyst 10/30/2025


Aaron Gettis, Chief of Deputy County Counsel 10/29/2025

FORM APPROVED COUNTY COUNSEL
BY: BRADLEY HOLLY
DATE: 10/28/25

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ORDINANCE NO. 457.107

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 457
RELATING TO BUILDING REQUIREMENTS AND ADOPTING AS AMENDED THE 2025
CALIFORNIA ADMINISTRATIVE CODE, THE 2025 CALIFORNIA BUILDING CODE, THE 2025
CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025
CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025
CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA HISTORICAL BUILDING CODE, THE
2025 CALIFORNIA EXISTING BUILDING CODE, THE 2025 CALIFORNIA GREEN BUILDING
STANDARDS CODE, AND THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE;
DECLARING AS A PUBLIC NUISANCE ALL SUBSTANDARD BUILDINGS AND PORTIONS
THEREOF; IMPLEMENTING THE PROCEDURES REQUIRED BY THE STATE HOUSING LAW;
AND, INCORPORATING THE ABATEMENT COST RECOVERY PROCEDURES OF RIVERSIDE

COUNTY ORDINANCE NO. 725

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

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

“ORDINANCE NO. 457

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING
ORDINANCE NO.457 RELATING TO BUILDING REQUIREMENTS
AND ADOPTING AS AMENDED, INCLUDING ANY ERRATA AND
SUPPLEMENTS, THE 2025 CALIFORNIA ADMINISTRATIVE
CODE, THE 2025 CALIFORNIA BUILDING CODE, THE 2025
CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA
ELECTRICAL CODE, THE 2025 CALIFORNIA MECHANICAL
CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025
CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA
HISTORICAL BUILDING CODE, THE 2025 CALIFORNIA EXISTING
BUILDING CODE, THE 2025 CALIFORNIA GREEN BUILDING
STANDARDS CODE, AND THE 2025 CALIFORNIA WILDLAND-

1 URBAN INTERFACE CODE; DECLARING AS A PUBLIC
2 NUISANCE ALL SUBSTANDARD BUILDINGS AND PORTIONS
3 THEREOF; IMPLEMENTING THE PROCEDURES REQUIRED BY
4 THE STATE HOUSING LAW; AND, INCORPORATING THE
5 ABATEMENT COST RECOVERY PROCEDURES OF RIVERSIDE
6 COUNTY ORDINANCE NO. 725

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

- 8 A. Every three years, the State of California adopts a new California Building
9 Standards Code by order of the California legislature.
- 10 B. The 2025 California Building Standards Code, California Code of
11 Regulations, Title 24, was published on July 1, 2025, and will become
12 effective on January 1, 2026.
- 13 C. Additional errata and supplements may be subsequently added to the 2025
14 California Building Standards Code.
- 15 D. The County of Riverside may establish more restrictive building standards
16 than the California Building Standards Code by making express findings that
17 the more restrictive building standards are reasonably necessary because of
18 local climatic, geological or topographical conditions, pursuant to Health and
19 Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5.
- 20 E. Riverside County has a variety of local climatic, geological or topographical
21 conditions that require local modification of the 2025 California Building
22 Standards Code for the County of Riverside.
- 23 F. Riverside County has an arid climate with annual rainfall varying from 3
24 inches in Blyth to over 33 inches in Pine Cove. The excessive rain that may
25 occur can cause flooding, which may result in soaking of and damage to
26 building materials and unfinished buildings, structures, grading elevations or
27 building sites. In addition, the moisture damage to building materials and
28 unfinished buildings may leave buildings and structures more susceptible to

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fire damage. 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 performed without a permit, handling of construction sites, grading, and processing requirements for grading permits.

G. 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.

H. 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

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sites.

I. 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 County are also located in floodplains, which necessitate 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.

J. 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.

K. 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

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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.

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

M. All changes and modifications in the regulations published in the California Building Standards Code and other regulations adopted pursuant to Health and Safety Code Section 17922 contained in this Ordinance No. 457 are substantially equivalent to changes or modifications previously filed and adopted by the County of Riverside and were in effect prior to September 30, 2025.

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

A. Adopt the 2025 California Building Standards Code, California Code of Regulations, Title 24, including any errata and supplements, with local amendments to establish the minimum requirements for building standards of buildings, structures, and improvements, which are necessary to protect the public health, safety and general welfare.

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

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

A. California Health and Safety Code Sections 17958, 17958.5, 17958.7 and

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18941.5, California Building Code Section 1.8.6.2 and California Residential Code Section 1.8.6.2, which authorize a local enforcement agency to adopt more restrictive building standards to the 2025 California Building Standards Code that are reasonably necessary because of local climatic, geological or topographical conditions.

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

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

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

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

Section 4. APPLICATION.

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

B. Effect on Past Actions and Obligations. The adoption of the 2025 California Building Standards Code as amended, does not affect any civil lawsuit instituted or filed or prosecutions for ordinance violations committed on or prior to the effective date of this ordinance, does not waive any fee or penalty

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due and unpaid prior to the effective date of this ordinance, and does not affect the validity of any bond or cash deposit posted, filed or deposited pursuant to the requirements of any ordinance.

C. References to Ordinance No. 457.103, 457.104, 457.105, 457.106. References in County forms, documents and regulations to the chapters and sections of Ordinance No. 457.103, 457.104, 457.105, or 457.106 shall be construed to apply to the corresponding provisions contained within this Ordinance No. 457.107.

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

Section 5. AMENDMENTS TO THE 2025 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of Regulations, the 2025 California Building Code, including any errata and supplements, is adopted in its entirety except as to the following:

A. PERMITS.

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

“105.1.3 Construction Without Permit. To remedy any construction without permit, as defined in Section 202 of this code, any owner or owner’s authorized agent applicant shall comply with the provisions of the applicable part of the California Building Standards Code, Riverside County ordinances, and Riverside County Building and Safety Department policies and procedures in effect at the time of the building plan submittal to obtain the required permit(s). The building

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official may determine whether non-deconstructive testing or deconstructive testing will be required to verify whether the construction without permit complies with the applicable part of the California Building Standards Code, Riverside County ordinances, and Riverside County Building and Safety Department policies and procedures.”

2. Section 105.2 of the California Building Code is amended to read as follows:

“**105.2 Work exempt from permit.** Exemptions from permit requirements of this code 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 ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet (11.15 m²). It is permissible that these structures still be regulated by Section 710A, despite exemption from permit.
2. Fences not over 7 feet (2134 mm) high, except for block walls that are over 4 feet (1219 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.

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6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

1. **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. **Temporary testing systems:** A permit shall not be required for the

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installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided

1 that such repairs do not involve or require the replacement or
2 rearrangement of valves, pipes or fixtures.”

3 B. **SUBMITTAL DOCUMENTS.**

4 1. A new Section 107.1.1 is added to Section 107.1 of the California
5 Building Code to read as follows:

6 **“107.1.1 Exemption to submittal documents prepared by a**
7 **registered design professional.** As set forth in Business and
8 Professions Code Sections 5537 and 6737.1, a person other than a
9 registered design professional as defined in this code may prepare
10 construction documents for the following:

- 11 1. Single-family dwellings of woodframe construction
12 not more than two stories and basement in height.
- 13 2. Multiple dwellings containing no more than four
14 dwelling units of woodframe construction not more
15 than two stories and basement in height. However, this
16 paragraph shall not be construed as allowing an
17 unlicensed person to design multiple clusters of up to
18 four dwelling units each to form apartment or
19 condominium complexes where the total exceeds four
20 units on any lawfully divided lot.
- 21 3. Garages or other structures appurtenant to buildings
22 described under subdivision (1), of woodframe
23 construction not more than two stories and basement in
24 height.
- 25 4. Agricultural and ranch buildings of woodframe
26 construction, unless the building official having
27 jurisdiction deems that an undue risk to the public
28 health, safety, or welfare is involved.

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

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

C. **FEES.**

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

“**109.2 Schedule of permit fees.** Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority. The County of Riverside establishes the processing procedures for permit fees in Riverside County Ordinance No. 671, as amended from time to time, 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 109.6 of the California Building Code is amended to read as follows:

“**109.6 Refunds.** The building official is authorized to establish a refund policy. The building official of the County of Riverside establishes that fees shall be refunded in accordance with the processing procedure of Riverside County Ordinance No. 671, as 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 with Riverside County Ordinance No. 457, as amended from time to time, that are in excess of the costs to the Department of Building and Safety may be refunded. An application for refund shall be made on the appropriate form to the building official for review and approval.

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

D. **DEFINITIONS.**

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

“**AGRICULTURAL SHADE STRUCTURE.** A structure that is

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open on two or more sides and designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.”

“**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.”

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.”

E. **PONDS.**

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

“**SECTION 3115**

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PONDS”

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

“**3115.1 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 3115.2 is added to Section 3115 of the California Building Code to read as follows:

“**3115.2 Definition.** The following term is defined in Section 202:
POND.”

F. **AGRICULTURAL REGISTRATION CERTIFICATE.**

1. A new Section 3116 is added to Chapter 31 of the California Building Code to read as follows:

“SECTION 3117

AGRICULTURAL REGISTRATION CERTIFICATE”

2. A new Section 3116.1 is added to Section 3116 of the California Building Code to read as follows:

“**3116.1 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 3116.2 is added to Section 3116 of the California Building Code to read as follows:

“**3116.2 Definition.** The following term is defined in Section 202:
AGRICULTURAL SHADE STRUCTURE.”

4. A new Section 3116.3 is added to Section 3116 of the California Building Code to read as follows:

“**3116.3 Application.** An application for an agricultural registration certificate shall describe the location, nature, and estimated cost of

1 construction of the agricultural shade structure.”

- 2 5. A new Section 3116.4 is added to Section 3116 of the California
3 Building Code to read as follows:

4 “**3116.4 Payment of Fees.** An agricultural registration certificate
5 shall not be valid until the fees established by Riverside County
6 Ordinance No. 457, as amended from time to time, have been paid,
7 nor shall an amendment to a permit be released until the additional
8 fee, if any, has been paid.”

9 Section 6. ADOPTION OF APPENDIX C – GROUP U – AGRICULTURAL
10 BUILDINGS, OF THE 2025 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of
11 Regulations, Appendix C – Group U – Agricultural Buildings, including any errata and supplements, of the
12 2025 California Building Code is adopted in its entirety.

13 Section 7. ADOPTION OF APPENDIX I – PATIO COVERS, OF THE 2025
14 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of Regulations, Appendix I –
15 Patio Covers, including any errata and supplements, of the 2025 California Building Code is adopted in its
16 entirety.

17 Section 8. AMENDMENTS TO APPENDIX J – GRADING, OF THE 2025
18 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of Regulations, Appendix J –
19 Grading, including any errata and supplements, of the 2025 California Building Code is adopted in its
20 entirety, except as to the following:

21 A. GENERAL.

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

24 “**J101.1 Scope.** The provisions of this chapter apply to grading,
25 excavation and earthwork construction, including fills and
26 embankments. Where conflicts occur between the technical
27 requirements of this chapter and the geotechnical report, the
28 geotechnical report shall govern. The intent of this Appendix J is to

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safeguard life, limb, property, and public welfare by regulating the clearing, grubbing, grading, excavation, stockpiling, paving, 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 in the unincorporated area of the County of Riverside. The scope of this Appendix J does not include road work that is administered by the Riverside County Director of Transportation through a Riverside County contract or Riverside County Ordinance Nos. 460, 461 and 499, as may be amended from time to time.”

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

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

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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:

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

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

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

1. Single Family Grading with earthwork quantities indicating grading less than 200 cubic yards.
2. Stockpile with earthwork quantities indicating stockpiling less than 200 cubic yards.
3. Clearing and Grubbing with earthwork quantities indicating less than 200 cubic yards.”

7. A new Section J101.3.2 is added to Section J101.3 of Appendix J of

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the California Building Code to read as follows:

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

1. Single Family Grading with earthwork quantities of 200 or more cubic yards.
2. Stockpile with earthwork quantities of 200 or more cubic yards.
3. Commercial / Industrial Grading.
4. Tract Grading, which includes any of the following:
 - a. Mass, Rough and Precise.
 - b. Mass Only.
 - c. Rough Only.
 - d. Precise Only.”

B. **DEFINITIONS.**

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.”

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“**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.”

“**MINOR EXCAVATION.** Excavation which does not exceed 200 cubic yards on any one lot and is either:

1. Less than 2 feet in depth, or
2. Includes a cut slope greater than 5 feet in height and 1 ½ feet horizontal to 1 foot vertical.”

“**MINOR FILL.** Fill which does not exceed 200 cubic yards on any one lot, does not obstruct a drainage course or environmentally sensitive area, and is either:

1. Less than 3 feet in depth and placed on natural terrain with a slope flatter than 5 feet horizontal to 1 foot vertical, or
2. Less than 3 feet in depth and not intended to support structures.”

“**MINOR GRADING.** Minor excavation or minor fill.”

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

“**NATURAL WATER COURSE.** Any natural channel through which water may flow, including an arroyo, canal, channel, conduit, creek, culvert, ditch,

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drain, gully, ravine, stream, wash, waterway or wetland, in which tributary drainage flows in a definite direction or course, either continuously, intermittently or seasonally.”

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

1. Owned or leased implements used to produce crops or animals and produced crops or animals for sale on any owned, managed or leased 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. Section J103.1 of Appendix J of the California Building Code is amended to read as follows:

“**J103.1 Permits required.** Except as exempted in Section J103.2, grading shall not be performed without first having obtained a permit therefor from the building official pursuant to all of the permit requirements of this Appendix J. Examples of activities requiring a grading permit includes, but is not limited to, the following:

1. Clearing, grubbing, grading, excavation, stockpiling, earthwork construction, including fills and embankments,
2. Widening or construction of private roads including placement of base or gravel,

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3. Paving, re-paving of private roads and parking lots,
4. Exploratory excavations, and
5. Precise grading.”
2. 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.”
3. 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 Practices (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.”
4. 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.”
5. Section J103.2 of Appendix J of the California Building Code is amended to read as follows:
“**J103.2 Exemptions.** When approved by the building official, the

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following types of grading are exempt from the permit requirement of Section J103.1:

1. Road work that is being regulated by the Riverside County Director of Transportation by Riverside County contract or through Riverside County Ordinance Nos. 460, 461 and 499, as may be amended from time to time.
2. An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavating nor exempt any excavation having an unsupported height greater than 5 feet after the completion of such structure.
3. Cemetery Graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells or tunnels or utilities.
6. Mining quarrying, processing, stockpiling of rock, sand, gravel, aggregate or clay regulated by Riverside County Ordinance No. 555, as may be amended from time to time, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.
7. The installation, alteration, or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies.
8. 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.

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9. 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.
10. 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.
11. 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.
12. Site restoration work required pursuant to court order or otherwise authorized in writing by the County of Riverside or any state or federal agency.
13. 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.
14. Minor Grading, except when finish grading is proposed, subsequent to a permit authorizing rough grading.
15. A fill less than 1 foot in depth and placed on natural terrain with a slope flatter than 5 horizontal to 1 vertical, or less than 3 feet in depth, not intended to support structures, which does

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not exceed 50 cubic yards on any one lot and does not obstruct a drainage course. This exemption shall not apply when finish grading is proposed, subsequent to a permit authorizing rough grading.

- 16. Agricultural discing on an operating farm.
- 17. The raising of crops or animals exclusively for commercial agricultural purposes (“agricultural grading or clearing”) when all excavated material remains on-site and the agricultural grading or clearing occurs on land that will be used exclusively to raise crops or animals within one year of the grading or clearing.
 - a. Exception: Certain agricultural grading or clearing may require a permit, including, but not limited to, the following grading that:
 - i. Alters or obstructs any natural drainage course or natural flow.
 - ii Changes or alters the natural ground contours by more than 3 feet vertically.
 - iii. Includes the installation of basins, culverts, headwalls or other drainage related facilities.
 - iv. Negatively impacts adjoining property owners.
 - b. Any person or entity claiming the benefit of this exemption shall file, under penalty of perjury, a completed Agricultural Grading/Clearing Certificate (“Certificate”) with the building official prior to commencing the agricultural grading or clearing. The Certificate shall be accompanied by the appropriate processing fee as well as an approved erosion control

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plan from the United States Department of Agriculture Nature Resource Conservation Service or licensed soil engineer where any grading or clearing performed under the exemption involves a slope angle of 10% or greater. The filing of a Certificate shall not be construed to authorize the commencement or continuance of any activity prohibited by this Appendix J, any other Riverside County ordinance, or any state or federal law or regulation.

- c. 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.
- d. This exemption shall be restricted to only those areas disturbed by actual farming and shall not apply to the

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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.

e. 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.

f. 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.”

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

“J103.3 Minor Grading. A grading permit shall not be required for minor grading, as defined by this Appendix J. The following requirements apply for projects qualifying for minor grading:

1. Grading cut/fill depths less than 3 feet that support a structure or fill depths greater than 1 foot require a BMP permit, BHR permit, or other applicable permit for County inspection. A grading/compaction report and engineer grading certification shall be provided.
2. Disturbed areas greater than 1 acre require a State Construction General Permit. A County BMP permit or other applicable permit is also required for County inspection.”

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

“J103.4 Unpermitted Grading. Any area graded without a permit shall be restored according to the requirements of Section J112, Restoration of Unpermitted Grading.”

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

“J103.5 Penalty. In addition to any other remedy provided by law, any grading or clearing done in violation of this Appendix J may be grounds for denying for five years all applications for building permits, use permits, sub-divisions, changes of zones, specific plans, specific plan amendments, general plan amendments, and any other land development application proposed for the property in which the violation occurred. Grading permits shall not be subject to the five year penalty established by this section. The five year period shall

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commence from the date the violation is documented by the County of Riverside through a notice of violation or any other means. The Riverside County Board of Supervisors may waive this penalty for good cause as may be demonstrated by the property owner. The procedures, remedies and penalties for violations of this Appendix J and for recovery of costs related to enforcement are provided in Riverside County Ordinance No. 725, as may be amended from time to time.”

D. **PERMIT APPLICATION AND SUBMITTALS.**

1. A new Section J104.5 is added to Section J104 of Appendix J of the California Building Code to read as follows:
“J104.5 CEQA Compliance. All grading permits are discretionary actions and shall comply with the California Environmental Quality Act (CEQA) and Riverside County CEQA Implementing Procedures, as may be amended from time to time.”
2. A new Section J104.6 is added to Section J104 of Appendix J of the California Residential Code to read as follows:
“J104.6 Payment of fees. A grading permit shall not be valid until the fees prescribed 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.”
3. A new Section J104.6.1 is added to Section J104.6 of Appendix J of the California Building Code to read as follows:
“J104.6.1 Schedule of permit fees. 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.”

E. **SETBACKS.**

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

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

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

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

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

“**J108.2.1 Toe of Fill Slope.** The setback from the toe of a fill slope shall not be less than that shown in Figure J108.1 of this Appendix J. Additional setbacks may be required if the building official finds it necessary for stability, safety, increased drainage runoff, irrigation

runoff or to ensure proper maintenance along property line.”

F. **EROSION CONTROL.**

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

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

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

G. **RESTORATION OF UNPERMITTED GRADING.**

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

“**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:

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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” 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

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

H. **STOCKPILES.**

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

“**SECTION J112
STOCKPILES**”

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

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

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

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

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1. A stockpile shall require a stockpile registration permit in accordance with this Section J112 and payment of a fee in accordance with the fee schedule in Riverside County Ordinance No. 457, as may be amended from time to time.
 2. A stockpile shall be authorized in conjunction with an approved construction project or as approved by the building official.
 3. A stockpile shall not obstruct or divert natural drainage, water courses or blue line streams.
 4. A stockpile shall be carefully maintained and under no circumstances cause an adverse effect to adjacent properties.
 5. Erosion and dust control measures shall be implemented for a stockpile pursuant to Sections J110 and J114 of this Appendix J and fencing may be required for a stockpile, as determined by the building official. Permanent BMPs shall be implemented when stockpiling for greater than six months.
 6. The borrow site shall be permitted pursuant to the provisions of this Appendix J and the quantity of excavated earth material may not exceed the authorized quantity for either site.”
4. A new Section J112.3 is added to Section J112 of Appendix J of the California Building Code to read as follows:
- “**J112.3 Stockpile Registration Permit.** A stockpile registration permit shall be required for a stockpile in accordance with the requirements of this Appendix J and the following:
1. A stockpile shall not be authorized until such time as a stockpile registration permit is submitted to and approved by the building official.
 2. A stockpile registration permit shall expire 12 months from the

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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:

“**J112.4 Payment of Fees.** A stockpile registration 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 shall an amendment to a stockpile registration permit be released until the additional fee, if any, has been paid.”

I. **PARKING LOTS.**

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

**“SECTION J113
PARKING LOTS”**

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

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

- 1. Minimum parking lot grade for asphalt concrete shall be 1%.
- 2. Minimum parking lot grade for concrete shall be 0.35%.

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3. Minimum parking lot grade for alternative pavements such as porous or pervious pavements shall be in accordance with the manufactures specifications for drainage or approved Water Quality Management Plan.
 4. If no preliminary soils report is provided specifying the structural paving section, then the structural section required shall be 3 inches asphalt concrete and 4 inches Class II aggregate base.
 5. In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, the manufactures specifications shall be provided to the building official for review and approval.”
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.”

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

K. **REFERENCED STANDARDS.**

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

Section 9. ADOPTION OF APPENDIX P, SLEEPING LOFTS, OF THE 2025 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of Regulations, Appendix P, Sleeping Lofts, including any errata and supplements, of the 2025 Building Code is adopted in its entirety.

Section 10. ADOPTION OF APPENDIX Q, EMERGENCY HOUSING, OF THE 2025 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of Regulations, Appendix Q, Emergency Housing, including any errata and supplements, of the 2025 California Building Code is adopted

1 in its entirety.

2 Section 11. AMENDMENTS TO THE 2025 CALIFORNIA RESIDENTIAL CODE.
3 Title 24, Part 2.5 of the California Code of Regulations, the 2025 California Residential Code, including
4 any errata and supplements, is adopted in its entirety except as to the following:

5 A. PERMITS.

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

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

21 B. WORK EXEMPT FROM PERMIT.

22 1. Section R105.2 of the California Residential Code is amended to read
23 as follows:

24 “**R105.2 Work exempt from permit.** Exemptions
25 from permit requirements of this code shall not be deemed to grant
26 authorization for any work to be done in any manner in violation of
27 the provisions of this code or any other laws or ordinances of
28 this jurisdiction. Permits shall not be required for the following:

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Building:

1. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 120 square feet (11.15 m²). It is permissible that these structures still be regulated by Part 7 California Wildland-Urban Interface Code, despite exemption from permit.
2. Fences not over 7 feet (2134 mm) high, except for block walls that are over 4 feet (1219 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
9. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling or townhouse and do not serve the exit door required by Section R318.4.

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1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefore.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating, cooking, or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot-, or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) of refrigerant or that are actuated by motors of 1 horsepower (746 W)

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or less.

- 8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

- 1. The stopping of leaks in drains, water, soil, waste, or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
- 2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.”

C. **CONSTRUCTION DOCUMENTS.**

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

“R106.1.7 Exemption to submittal documents prepared by a registered design professional.

- 1. As set forth in Business and Professions Code Sections 5537 and 6737.1, a person other than a registered design professional as defined in this code may prepare construction documents for the following:
 - a. Single-family dwellings of woodframe construction not more than two stories and basement in height.
 - b. Multiple dwellings containing no more than four dwelling units of woodframe construction not more than two stories and basement in height. However, this

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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.

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

d. 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 who is responsible for their preparation. Substantial compliance for purposes of this section is not intended to restrict the ability of the building officials to

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approve plans pursuant to existing law and is only intended to clarify the intent of Chapter 405 of the Statutes of 1985.

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

D. **FEES.**

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

“**R108.2 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. 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.”

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.

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

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

E. **DEFINITIONS.**

1. Section R202 of the California Residential Code is amended to add the following definitions:
“AGRICULTURAL SHADE STRUCTURE. A structure that is open on two or more sides and designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.”
“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.”

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“**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.”

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

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

“**R341.2 Definition.** The following term is defined in Section R202:

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POND.”

G. AGRICULTURAL REGISTRATION CERTIFICATE.

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

“SECTION R342

AGRICULTURAL REGISTRATION CERTIFICATE”

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

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

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

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

“**R342.3 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 R342.4 is added to Section R342 of the California Residential Code to read as follows:

“**R342.4 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.”

Section 12. ADOPTION OF APPENDIX BF – PATIO COVERS OF THE 2025

1 CALIFORNIA RESIDENTIAL CODE. Title 24, Part 2.5 of the California Code of Regulations, Appendix
2 BF – Patio Covers of the 2025 California Residential Code, including any errata and supplements, is adopted
3 in its entirety.

4 Section 13. ADOPTION OF APPENDIX BO – EXISTING BUILDINGS AND
5 STRUCTURES OF THE CALIFORNIA RESIDENTIAL CODE. Title 24, Part 2.5 of the California Code
6 of Regulations, Appendix BO – Existing Buildings and Structures of the 2025 California Residential Code,
7 including any errata and supplements, is adopted in its entirety.

8 Section 14. ADOPTION OF APPENDIX BB – TINY HOUSES OF THE 2025
9 CALIFORNIA RESIDENTIAL CODE. Title 24, Part 2.5 of the California Code of Regulations, Appendix
10 BB – Tiny Houses of the 2025 California Residential Code, including any errata and supplements, is adopted
11 in its entirety.

12 Section 15. ADOPTION OF APPENDIX CJ – EMERGENCY HOUSING OF THE 2025
13 CALIFORNIA RESIDENTIAL CODE. Title 24, Part 2.5 of the California Code of Regulations, Appendix
14 CJ – Emergency Housing of the 2025 California Residential Code, including any errata and supplements,
15 is adopted in its entirety.

16 Section 16. ADOPTION OF THE 2025 CALIFORNIA ELECTRICAL CODE. Title 24,
17 Part 3 of the California Code of Regulations, the 2025 California Electrical Code, including any errata and
18 supplements, is adopted in its entirety.

19 Section 17. ADOPTION OF THE 2025 CALIFORNIA ADMINISTRATIVE CODE.
20 Title 24, Part 1 of the California Code of Regulations, the 2025 California Administrative Code, including
21 any errata and supplements, is adopted in its entirety.

22 Section 18. ADOPTION OF THE 2025 CALIFORNIA MECHANICAL CODE. Title
23 24, Part 4 of the California Code of Regulations, the 2025 California Mechanical Code, including any errata
24 and supplements, is adopted in its entirety.

25 Section 19. ADOPTION OF THE 2025 CALIFORNIA PLUMBING CODE. Title 24,
26 Part 5 of the California Code of Regulations, the 2025 California Plumbing Code, including any errata and
27 supplements, is adopted in its entirety.

28 Section 20. ADOPTION OF THE 2025 CALIFORNIA ENERGY CODE. Title 24, Part

1 6 of the California Code of Regulations, the 2025 California Energy Code, including any errata and
2 supplements, is adopted in its entirety.

3 Section 21. ADOPTION OF THE 2025 CALIFORNIA HISTORICAL BUILDING
4 CODE. Title 24, Part 8 of the California Code of Regulations, the 2025 California Historical Building Code,
5 including any errata and supplements, is adopted in its entirety.

6 Section 22. ADOPTION OF THE 2025 CALIFORNIA EXISTING BUILDING CODE.
7 Title 24, Part 10 of the California Code of Regulations, the 2025 California Existing Building Code,
8 including any errata and supplements, is adopted in its entirety.

9 Section 23. ADOPTION OF THE 2025 CALIFORNIA GREEN BUILDING
10 STANDARDS CODE. Title 24, Part 11 of the California Code of Regulations, the 2025 California Green
11 Building Standards Code, including any errata and supplements, is adopted in its entirety.

12 Section 24. ADOPTION OF THE 2025 CALIFORNIA WILDLAND-URBAN
13 INTERFACE CODE. Title 24, part 7 of the California Code of Regulations, the 2025 Wildland-Urban
14 Interface Code, including any errata and supplements, is adopted in its entirety.

15 Section 25. DECLARATION OF PUBLIC NUISANCE FOR SUBSTANDARD
16 BUILDINGS OR PORTIONS THEREOF AND INCORPORATION OF THE ABATEMENT COST
17 RECOVERY PROCEDURES IN RIVERSIDE COUNTY ORDINANCE NO. 725. The County of
18 Riverside declares all substandard structures, as defined in Sections 17920.3 or 17920.10 of the California
19 Health and Safety Code, a public nuisance and imposes the abatement procedures and requirements as
20 required by the State Housing Law through California Code of Regulations, Title 25, Division 1, Chapter
21 1, Subchapter 1 as follows:

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

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

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

D. Order to Vacate. Whenever in the opinion of the building official extreme and imminent hazard exists, the building official shall give written notice ordering the occupants of any such building to immediately vacate, and in the event compliance with the order is not voluntarily and promptly obtained, the building official shall request the law enforcement agency having jurisdiction to effect such a vacation or forthwith take such action at law as is required to

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

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

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

20 1. Notice of Pendency.

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

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405.20 et seq. of the California Code of Civil Procedure, as may be amended from time to time.

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

2. Notice of Pendency of Administrative Proceedings.

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

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

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

3. Notice of Non Compliance. Any Notice of Non Compliance issued or recorded by the County in abatement proceedings prior to the effective date of this Riverside County Ordinance No. 457.105 shall remain in full force and effect.

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

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

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

- J. Non-Exclusive Remedies and Penalties. All remedies and penalties for the abatement of public nuisances provided for in this section shall be cumulative and not exclusive. Enforcement by use of any administrative, criminal or civil action, citation or administrative proceeding or abatement remedy does not preclude the use of additional citations or other remedies as authorized by other ordinance or law. Enforcement remedies may be employed concurrently or consecutively. Conviction and punishment of or enforcement against any person hereunder shall not relieve such person from the responsibility of correcting, removing or abating a violation, nor prevent the enforced correction, removal or abatement thereof. Each and every day, or any portion

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thereof, during which any violation of this section or the rules, regulations, orders, permits or conditions of approval issued thereunder is committed, continued, or permitted by such person, shall be deemed a separate and distinct offense.

Section 26. INCORPORATION OF APPENDIX A. Appendix A, setting forth permit types and fees related to building and grading, is incorporated herein by this reference.

Section 27. VIOLATION AND PENALTIES. Unless otherwise provided in this ordinance or as required by state law, the procedures, remedies and penalties for any violation of this ordinance and for recovery of costs related to enforcement are provided for in Riverside County Ordinance No. 725, as may be amended from time to time, which is incorporated herein by this reference.

Section 28. SEVERABILITY. If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

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

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

By: _____
Chairman

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy
(SEAL)

APPROVED AS TO FORM
October 28, 2025

By: 
BRADEN J. HOLLY
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
		IIND	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
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
BAS	Accessory Structure	SPC	SITE PREPARATION COMMERCIAL	D	\$861.22
		ACB1	ACCESSORY BUILDING 1,000 SQ FT	D	\$1,347.21
		ACB3	ACCESSORY BUILDING 1,001-3,000 SQ FT	D	\$1,585.79
		ACBBL	ACCESSORY BUILDING OVER 3,000 SQFT	D	\$1,689.32
BMK	Manufactured Home	ACFNL	ACCESSORY BUILDING FINAL INSPECTION	F	\$349.15
		AGEH	AGRICULTURAL EMPLOYEE HOUSING	F	\$629.34
	Park	PARK	MANUFACTURED HOME PARK	F	\$629.34

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

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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

1 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND THE
2 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE;
3 DECLARING AS A PUBLIC NUISANCE ALL SUBSTANDARD
4 BUILDINGS AND PORTIONS THEREOF; IMPLEMENTING THE
5 PROCEDURES REQUIRED BY THE STATE HOUSING LAW; AND,
6 INCORPORATING THE ABATEMENT COST RECOVERY
7 PROCEDURES OF RIVERSIDE COUNTY ORDINANCE NO. 725

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

- 9 A. Every three years, the State of California adopts a new California Building
10 Standards Code by order of the California legislature.
- 11 B. The ~~2022~~2025 California Building Standards Code, California Code of
12 Regulations, Title 24, was published on July 1, ~~2022~~2025, and will become
13 effective on January 1, 202~~6~~3.
- 14 C. Additional errata and supplements may be subsequently added to the
15 ~~2022~~2025 California Building Standards Code.
- 16 D. The County of Riverside may establish more restrictive building standards
17 than the California Building Standards Code by making express findings that
18 the more restrictive building standards are reasonably necessary because of
19 local climatic, geological or topographical conditions, pursuant to Health and
20 Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5.
- 21 E. Riverside County has a variety of local climatic, geological or topographical
22 conditions that require local modification of the ~~2022~~2025 California
23 Building Standards Code for the County of Riverside.
- 24 F. Riverside County has an arid climate with annual rainfall varying from 3
25 inches in Blyth to over 33 inches in Pine Cove. The excessive rain that may
26 occur can cause flooding, which may result in soaking of and damage to
27 building materials and unfinished buildings, structures, grading elevations or
28 building sites. In addition, the moisture damage to building materials and

1 unfinished buildings may leave buildings and structures more susceptible to
2 fire damage. These conditions require more stringent local modifications to
3 the criteria for the architectural design and structural design for buildings and
4 structures, submittal requirements, construction of buildings and structures,
5 construction of ponds, construction performed without a permit, handling of
6 construction sites, grading, and processing requirements for grading permits.

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

19 H. The temperature variation in Riverside County can range from 20 degrees
20 Fahrenheit with snow in Idyllwild to well over 100 degrees several days of
21 the year in the desert area of Riverside County. The extreme temperature
22 conditions may have an adverse effect on building materials and unfinished
23 buildings and structures because these materials are not designed for long
24 term exposure to these weather conditions. In addition, the extreme
25 temperature conditions may create additional stress on the integrity of
26 buildings and structures. These conditions require more stringent local
27 modifications to the criteria for the architectural design and structural design
28 for buildings and structures, submittal requirements, construction of buildings

1 and structures, construction without permit, and handling of construction
2 sites.

3 I. A variety of regions exist within Riverside County including deserts,
4 mountains, brush covered wild lands, the Salton Sea, and agricultural lands.
5 Additionally, elevations within Riverside County range from 300 feet below
6 sea level to mountains over 10,000 feet in height. Certain areas of Riverside
7 County are also located in floodplains, which necessitates certain local
8 modifications to account for potential damage to the buildings, structures, and
9 grading due to flooding. These conditions require more stringent local
10 modifications to the criteria for the architectural design and structural design
11 for buildings and structures, submittal requirements, construction of buildings
12 and structures, construction of ponds, construction without permit, grading,
13 and processing requirements for grading permits.

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

26 K. A wide variety of soil conditions exist throughout Riverside County, which
27 may cause challenges in maintaining the structural integrity of buildings and
28 structures, landslides during heavy rainstorms, and damage to buildings and

1 structures during earthquakes. These conditions require more stringent local
2 modifications to the criteria for the architectural design and structural design
3 for buildings and structures, submittal requirements, construction of buildings
4 and structures, construction of ponds, construction without permit, grading,
5 and processing requirements for grading permits.

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

10 M. All changes and modifications in the regulations published in the California
11 Building Standards Code and other regulations adopted pursuant to Health
12 and Safety Code Section 17922 contained in this Ordinance No. 457 are
13 substantially equivalent to changes or modifications previously filed and
14 adopted by the County of Riverside and were in effect prior to September 30,
15 2025.

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

17 A. Adopt the ~~2022~~2025 California Building Standards Code, California Code of
18 Regulations, Title 24, including any errata and supplements, with local
19 amendments to establish the minimum requirements for building standards of
20 buildings, structures, and improvements, which are necessary to protect the
21 public health, safety and general welfare.

22 B. Declare and establish as a public nuisance every substandard building or
23 portion thereof as defined in the State Housing Law, Health and Safety Code
24 Sections 17920.3 and 17920.10, as may be amended from time to time and
25 implement the laws, rules and regulations to be enforced by local enforcement
26 agencies provided in Title 25 of the California Code of Regulations, Division
27 1, Chapter 1, Subchapter 1, State Housing Law Regulations.

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

- 1 A. California Health and Safety Code Sections 17958, 17958.5, 17958.7 and
2 18941.5, California Building Code Section 1.8.6.2 and California Residential
3 Code Section 1.8.6.2, which authorize a local enforcement agency to adopt
4 more restrictive building standards to the ~~2022~~2025 California Building
5 Standards Code that are reasonably necessary because of local climatic,
6 geological or topographical conditions.
- 7 B. California Building Code Section 109.2 and California Residential Code
8 Section R108.2, which require a local enforcement agency to establish a
9 schedule of permit fees for buildings, structures, electrical, gas, mechanical
10 and plumbing systems or alterations requiring a permit.
- 11 C. Article XI, Section 7 of the California Constitution, which authorizes the
12 County of Riverside to adopt ordinances and enforce within its limits all local,
13 police, sanitary, and other ordinances and regulations not in conflict with
14 general laws and declare certain conditions, like substandard buildings and
15 portions thereof, a public nuisance.
- 16 D. State Housing Law, Title 25 of the California Code of Regulations, Division
17 1, Chapter 1, Subchapter 1, Article 3, Section 6, which requires a local
18 enforcement agency to adopt ordinances or regulations imposing the
19 requirements of Subchapter 1.
- 20 E. California Government Code Section 25845, which permits a county to
21 establish procedures for the abatement of a nuisance and related cost recovery.

22 Section 4. APPLICATION.

- 23 A. General. This ordinance shall apply to all buildings, structures, grading,
24 improvements or parts thereof in the unincorporated area of the County of
25 Riverside.
- 26 B. Effect on Past Actions and Obligations. The adoption of the ~~2022~~2025
27 California Building Standards Code as amended, does not affect any civil
28 lawsuit instituted or filed or prosecutions for ordinance violations committed

1 on or prior to the effective date of this ordinance, does not waive any fee or
2 penalty due and unpaid prior to the effective date of this ordinance, and does
3 not affect the validity of any bond or cash deposit posted, filed or deposited
4 pursuant to the requirements of any ordinance.

5 C. References to Ordinance No. 457.103, 457.104, 457.105, 457.106.
6 References in County forms, documents and regulations to the chapters and
7 sections of Ordinance No. 457.103, 457.104, ~~or 457.105, or 457.106~~ shall be
8 construed to apply to the corresponding provisions contained within this
9 Ordinance No. 457.1076.

10 D. No Permission to Violate Other Riverside County Ordinances. The issuance
11 or granting of any building permit or approval of any plan, specification,
12 computations, or inspection does not constitute a permit for, or an approval
13 of, any violation of the provisions of any Riverside County ordinance. The
14 issuance of any building permit or approval of any plan, specification,
15 computations, or inspection presuming to grant authority to violate or cancel
16 the provisions of any Riverside County ordinance is not valid.

17 Section 5. AMENDMENTS TO THE ~~2022~~2025 CALIFORNIA BUILDING CODE.

18 Title 24, Part 2 of the California Code of Regulations, the ~~2022~~2025 California Building Code, including
19 any errata and supplements, is adopted in its entirety except as to the following:

20 A. PERMITS.

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

23 **“105.1.3 Construction Without Permit.** To remedy any construction
24 without permit, as defined in Section 202 of this code, any owner or
25 owner’s authorized agent applicant shall comply with the provisions
26 of the applicable part of the California Building Standards Code,
27 Riverside County ordinances, and Riverside County Building and
28 Safety Department policies and procedures in effect at the time of the

1 building plan submittal to obtain the required permit(s). The building
2 official may determine whether non-destructive testing or
3 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.”

- 8 2. Section 105.2 of the California Building Code is amended to read as
9 follows:

10 **“105.2 Work exempt from permit.** Exemptions
11 from permit requirements of this code shall not be deemed to grant
12 authorization for any work to be done in any manner in violation of
13 the provisions of this code or any other laws or ordinances of
14 this jurisdiction. Permits shall not be required for the following:

15 **Building:**

- 16 1. One-story detached accessory structures used as tool and storage
17 sheds, playhouses and similar uses, provided that the floor area does
18 not exceed 120 square feet (11.15 m^2). It is permissible that these
19 structures still be regulated by Section 710A, despite exemption from
20 permit.
21 2. Fences not over 7 feet (2134 mm) high, except for block walls that are
22 over 4 feet (1219 mm) high.
23 3. Oil derricks.
24 4. Retaining walls that are not over 4 feet (1219 mm) in height measured
25 from the bottom of the footing to the top of the wall, unless supporting
26 a surcharge or impounding Class I, II or IIIA liquids.
27 5. Water tanks supported directly on grade if the capacity is not greater
28 than 5,000 gallons (18 925 L) and the ratio of height to diameter or

width is not greater than 2:1.

6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

1. **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

1 3. **Temporary testing systems:** A permit shall not be required for the
2 installation of any temporary system required for the testing or
3 servicing of electrical equipment or apparatus.
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5 **Gas:**

- 6 1. Portable heating appliance.
7 2. Replacement of any minor part that does not alter approval of
8 equipment or make such equipment unsafe.

9 **Mechanical:**

- 10 1. Portable heating appliance.
11 2. Portable ventilation equipment.
12 3. Portable cooling unit.
13 4. Steam, hot or chilled water piping within any heating or cooling
14 equipment regulated by this code.
15 5. Replacement of any part that does not alter its approval or make it
16 unsafe.
17 6. Portable evaporative cooler.
18 7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or
19 less of refrigerant and actuated by motors of 1 horsepower (0.75 kW)
20 or less.

21 **Plumbing:**

- 22 1. The stopping of leaks in drains, water, soil, waste or vent pipe,
23 provided, however, that if any concealed trap, drain pipe, water, soil,
24 waste or vent pipe becomes defective and it becomes necessary to
25 remove and replace the same with new material, such work shall be
26 considered as new work and a permit shall be obtained and inspection
27 made as provided in this code.
28 2. The clearing of stoppages or the repairing of leaks in pipes, valves or

1 fixtures and the removal and reinstallation of water closets, provided
2 that such repairs do not involve or require the replacement or
3 rearrangement of valves, pipes or fixtures.”

4 B. **SUBMITTAL DOCUMENTS.**

5 1. A new Section 107.1.1 is added to Section 107.1 of the California
6 Building Code to read as follows:

7 **“107.1.1 Exemption to submittal documents prepared by a**
8 **registered design professional.** As set forth in Business and
9 Professions Code Sections 5537 and 6737.1, a person other than a
10 registered design professional as defined in this code may prepare
11 construction documents for the following:

- 12 1. Single-family dwellings of woodframe construction
13 not more than two stories and basement in height.
- 14 2. Multiple dwellings containing no more than four
15 dwelling units of woodframe construction not more
16 than two stories and basement in height. However, this
17 paragraph shall not be construed as allowing an
18 unlicensed person to design multiple clusters of up to
19 four dwelling units each to form apartment or
20 condominium complexes where the total exceeds four
21 units on any lawfully divided lot.
- 22 3. Garages or other structures appurtenant to buildings
23 described under subdivision (1), of woodframe
24 construction not more than two stories and basement in
25 height.
- 26 4. Agricultural and ranch buildings of woodframe
27 construction, unless the building official having
28 jurisdiction deems that an undue risk to the public

1 health, safety, or welfare is involved.

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

17 **Exception:** At no time may a contractor or person other than
18 a registered design professional prepare construction
19 documents for design for others.”

20 C. **FEES.**

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

23 **“109.2 Schedule of permit fees.** Where a permit is required, a fee for
24 each permit shall be paid as required, in accordance with the schedule
25 as established by the applicable governing authority. The County of
26 Riverside establishes the processing procedures for permit fees in
27 Riverside County Ordinance No. 671, as amended from time to time,
28 and the amount and type of each permit fee in Appendix A to

1 Riverside County Ordinance No. 457, as amended from time to time.”

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

4 “**109.6 Refunds.** The building official is authorized to establish a
5 refund policy. The building official of the County of Riverside
6 establishes that fees shall be refunded in accordance with the
7 processing procedure of Riverside County Ordinance No. 671, as
8 amended from time to time, in the following circumstances:

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

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

26 D. **DEFINITIONS.**

- 27 1. Section 202 of the California Building Code is amended to add the
28 following definitions:

1 “SECTION 311~~56~~

2 PONDS”

- 3 2. A new Section 311~~56~~.1 is added to Section 311~~56~~ of the California
4 Building Code to read as follows:

5 “311~~56~~.1 General. Construction of ponds shall comply with all
6 requirements of this code, including permits for grading, plumbing,
7 electrical, and mechanical, when applicable.”

- 8 3. A new Section 311~~56~~.2 is added to Section 311~~56~~ of the California
9 Building Code to read as follows:

10 “311~~56~~.2 Definition. The following term is defined in Section 202:
11 POND.”

12 F. AGRICULTURAL REGISTRATION CERTIFICATE.

- 13 1. A new Section 311~~67~~ is added to Chapter 31 of the California Building
14 Code to read as follows:

15 “SECTION 3117

16 AGRICULTURAL REGISTRATION CERTIFICATE”

- 17 2. A new Section 311~~67~~.1 is added to Section 311~~67~~ of the California
18 Building Code to read as follows:

19 “311~~67~~.1 General. Prior to the commencement of any construction
20 or work on an agricultural shade structure, an agricultural registration
21 certificate shall be obtained from the building official.”

- 22 3. A new Section 311~~67~~.2 is added to Section 311~~67~~ of the California
23 Building Code to read as follows:

24 “311~~67~~.2 Definition. The following term is defined in Section 202:
25 AGRICULTURAL SHADE STRUCTURE.”

- 26 4. A new Section 311~~67~~.3 is added to Section 311~~67~~ of the California
27 Building Code to read as follows:

28 “311~~67~~.3 Application. An application for an agricultural registration

1 certificate shall describe the location, nature, and estimated cost of
2 construction of the agricultural shade structure.”

3 5. A new Section 311~~67~~.4 is added to Section 311~~67~~ of the California
4 Building Code to read as follows:

5 “~~31176.4~~ **Payment of Fees.** An agricultural registration certificate
6 shall not be valid until the fees established by Riverside County
7 Ordinance No. 457, as amended from time to time, have been paid,
8 nor shall an amendment to a permit be released until the additional
9 fee, if any, has been paid.”

10 Section 6. ADOPTION OF APPENDIX C – GROUP U – AGRICULTURAL
11 BUILDINGS, OF THE ~~2022~~2025 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California
12 Code of Regulations, Appendix C – Group U – Agricultural Buildings, including any errata and
13 supplements, of the ~~2022~~2025 California Building Code is adopted in its entirety.

14 Section 7. ADOPTION OF APPENDIX I – PATIO COVERS, OF THE ~~2022~~2025
15 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of Regulations, Appendix I –
16 Patio Covers, including any errata and supplements, of the ~~2022~~2025 California Building Code is adopted
17 in its entirety.

18 Section 8. AMENDMENTS TO APPENDIX J – GRADING, OF THE ~~2022~~2025
19 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of Regulations, Appendix J –
20 Grading, including any errata and supplements, of the ~~2022~~2025 California Building Code is adopted in its
21 entirety, except as to the following:

22 A. GENERAL.

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

25 “**J101.1 Scope.** The provisions of this chapter apply to grading,
26 excavation and earthwork construction, including fills and
27 embankments. Where conflicts occur between the technical
28 requirements of this chapter and the geotechnical report, the

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

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

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

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

26 “**J101.1.2 Alternative Methods of Construction.** The provisions of
27 this Appendix J are not intended to prevent any method of construction
28 not specifically prescribed by this code, provided that any such

1 alternative has been approved by the building official. An alternative
2 method of construction may be approved where the building official
3 finds that the proposed method of construction provides equivalent
4 flood protection or if the unique characteristics of a building site make
5 the requirements unnecessary.”

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

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

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

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

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

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

- 23 1. Single Family Grading with earthwork quantities indicating
24 grading less than 200 cubic yards.
25 2. Stockpile with earthwork quantities indicating stockpiling less
26 than 200 cubic yards.
27 3. Clearing and Grubbing with earthwork quantities indicating
28 less than 200 cubic yards.”

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

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

- 5 1. Single Family Grading with earthwork quantities of 200 or
6 more cubic yards.
- 7 2. Stockpile with earthwork quantities of 200 or more cubic
8 yards.
- 9 3. Commercial / Industrial Grading.
- 10 4. Tract Grading, which includes any of the following:
 - 11 a. Mass, Rough and Precise.
 - 12 b. Mass Only.
 - 13 c. Rough Only.
 - 14 d. Precise Only.”

15 B. **DEFINITIONS.**

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

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

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

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

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

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

1 thereof.”

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

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

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

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

14 **“MINOR EXCAVATION.** Excavation which does not exceed 200 cubic
15 yards on any one lot and is either:

- 16 1. Less than 2 feet in depth, or
17 2. Includes a cut slope greater than 5 feet in height and 1 ½ feet
18 horizontal to 1 foot vertical.”

19 **“MINOR FILL.** Fill which does not exceed 200 cubic yards on any one lot,
20 does not obstruct a drainage course or environmentally sensitive area, and is
21 either:

- 22 1. Less than 3 feet in depth and placed on natural terrain with a slope
23 flatter than 5 feet horizontal to 1 foot vertical, or
24 2. Less than 3 feet in depth and not intended to support structures.”

25 **“MINOR GRADING.** Minor excavation or minor fill.”

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

28 **“NATURAL WATER COURSE.** Any natural channel through which water

1 may flow, including an arroyo, canal, channel, conduit, creek, culvert, ditch,
2 drain, gully, ravine, stream, wash, waterway or wetland, in which tributary
3 drainage flows in a definite direction or course, either continuously,
4 intermittently or seasonally.”

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

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

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

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

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

18 C. **PERMITS REQUIRED.**

- 19 1. Section J103.1 of Appendix J of the California Building Code is
20 amended to read as follows:

21 “**J103.1 Permits required.** Except as exempted in Section J103.2,
22 grading shall not be performed without first having obtained a permit
23 therefor from the building official pursuant to all of the permit
24 requirements of this Appendix J. Examples of activities requiring a
25 grading permit includes, but is not limited to, the following:

- 26 1. Clearing, grubbing, grading, excavation, stockpiling,
27 earthwork construction, including fills and embankments,
- 28 2. Widening or construction of private roads including placement

1 of base or gravel,

2 3. Paving, re-paving of private roads and parking lots,

3 4. Exploratory excavations, and

4 5. Precise grading.”

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

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

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

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

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

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

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

1 floodwaters or any utilities by public agencies or their agents.

2 9. The maintenance of existing private roads by private
3 individuals or their agents, including private roads used
4 exclusively in connection with an agricultural use, but not the
5 construction, paving or placement of gravel or base or the
6 widening of such roads.

7 10. Fire protection within that area specified in any annual weed
8 abatement notice or hazard reduction notice or such additional
9 area as may be authorized or required, in writing, by the
10 appropriate fire protection agency or as provided in Riverside
11 County Ordinance No. 787, as may be amended from time to
12 time.

13 11. Uses incidental to an existing residence such as fencing,
14 gardening, or landscaping, including but not limited to, the
15 mowing, cutting or removal of dead underbrush, dead weeds,
16 or dead grasses when the work does not violate Section J103.1.

17 12. Site restoration work required pursuant to court order or
18 otherwise authorized in writing by the County of Riverside or
19 any state or federal agency.

20 13. Exploratory excavations under the direction of soil engineers
21 or engineering geologists. This exemption shall be restricted
22 to those circumstances involving exploratory excavations of
23 less than one thousand cubic yards in any one location less
24 than one acre.

25 14. Minor Grading, except when finish grading is proposed,
26 subsequent to a permit authorizing rough grading.

27 15. A fill less than 1 foot in depth and placed on natural terrain
28 with a slope flatter than 5 horizontal to 1 vertical, or less than

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

6 16. Agricultural discing on an operating farm.

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

13 a. Exception: Certain agricultural grading or clearing
14 may require a permit, including, but not limited to, the
15 following grading that:

16 i. Alters or obstructs any natural drainage course
17 or natural flow.

18 ii Changes or alters the natural ground contours
19 by more than 3 feet vertically.

20 iii. Includes the installation of basins, culverts,
21 headwalls or other drainage related facilities.

22 iv. Negatively impacts adjoining property owners.

23 b. Any person or entity claiming the benefit of this
24 exemption shall file, under penalty of perjury, a
25 completed Agricultural Grading/Clearing Certificate
26 (“Certificate”) with the building official prior to
27 commencing the agricultural grading or clearing. The
28 Certificate shall be accompanied by the appropriate

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

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

28 d. This exemption shall be restricted to only those areas

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:

“**J103.3 Minor Grading.** A grading permit shall not be required for minor grading, as defined by this Appendix J. The following requirements apply for projects qualifying for minor grading:

1. Grading cut/fill depths less than 3 feet that support a structure or fill depths greater than 1 foot require a BMP permit, BHR permit, or other applicable permit for County inspection. A grading/compaction report and engineer grading certification shall be provided.
2. Disturbed areas greater than 1 acre require a State Construction General Permit. A County BMP permit or other applicable permit is also required for County inspection.”

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

“**J103.4 Unpermitted Grading.** Any area graded without a permit shall be restored according to the requirements of Section J112~~1~~, Restoration of Unpermitted Grading.”

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

“**J103.5 Penalty.** In addition to any other remedy provided by law, any grading or clearing done in violation of this Appendix J may be grounds for denying for five years all applications for building permits, use permits, sub-divisions, changes of zones, specific plans, specific plan amendments, general plan amendments, and any other land development application proposed for the property in which the violation occurred. Grading permits shall not be subject to the five

1 year penalty established by this section. The five year period shall
2 commence from the date the violation is documented by the County
3 of Riverside through a notice of violation or any other means. The
4 Riverside County Board of Supervisors may waive this penalty for
5 good cause as may be demonstrated by the property owner. The
6 procedures, remedies and penalties for violations of this Appendix J
7 and for recovery of costs related to enforcement are provided in
8 Riverside County Ordinance No. 725, as may be amended from time
9 to time.”

10 D. **PERMIT APPLICATION AND SUBMITTALS.**

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

13 “**J104.5 CEQA Compliance.** All grading permits are discretionary
14 actions and shall comply with the California Environmental Quality
15 Act (CEQA) and Riverside County CEQA Implementing Procedures,
16 as may be amended from time to time.”

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

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

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

26 “**J104.6.1 Schedule of permit fees.** Riverside County Ordinance No.
27 671, as may be amended from time to time, establishes the processing
28 procedures for permit fees. Appendix A to Riverside County

1 Ordinance No. 457, as may be amended from time to time, sets forth
2 the amount and type of each permit fee.”

3 E. **SETBACKS.**

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

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

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

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

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

26 “**J108.2.1 Toe of Fill Slope.** The setback from the toe of a fill slope
27 shall not be less than that shown in Figure J108.1 of this Appendix J.
28 Additional setbacks may be required if the building official finds it

necessary for stability, safety, increased drainage runoff, irrigation runoff or to ensure proper maintenance along property line.”

F. **EROSION CONTROL.**

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

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

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

G. **RESTORATION OF UNPERMITTED GRADING.**

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

“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

1 County Board of Supervisor’s policies and ordinances when either:

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

11 4. A new Section J111.3 is added to Section J111 of Appendix J of the

12 California Building Code to read as follows:

13 **“J111.3 Site Restoration Procedures.** The following procedures

14 shall be completed for all site restorations:

- 15 1. **Grading Restoration Assessment Permit**
- 16 **Application.** Complete an “Application to Construct”
- 17 and file for an hourly permit, referred to as a BHR
- 18 permit, to obtain a grading restoration assessment
- 19 number.
- 20 2. **Site Assessment.** Obtain a site assessment from the
- 21 Riverside County Planning Department Environmental
- 22 Programs Division (“EPD”) and the Riverside County
- 23 Building and Safety Department.
- 24 3. **Restoration Plan.** Submit the following Biological
- 25 Restoration Plan or Earthwork Restoration Plan, if
- 26 required by the building official.
- 27 a. **Biological Restoration Plan.** A biological
- 28 restoration plan for grading shall be prepared

1 by a qualified biologist and shall be submitted
2 to the Riverside County EPD for review and
3 approval.

4 b. **Earthwork Restoration Plan.** An earthwork
5 restoration plan for grading shall be prepared
6 by a qualified California licensed civil engineer
7 shall be submitted to the Riverside County
8 Building and Safety Department for review and
9 approval.”

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

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

17 H. **STOCKPILES.**

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

20 **“SECTION J112**
21 **STOCKPILES”**

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

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

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

28 **“J112.2 Stockpile Requirements.** The requirements for stockpiles

1 are as follows:

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

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

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

- 26 1. A stockpile shall not be authorized until such time as a
27 stockpile registration permit is submitted to and approved by
28 the building official.

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

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

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

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

14 “**J112.4 Payment of Fees.** A stockpile registration permit shall not
15 be valid until the fees prescribed in Riverside County Ordinance No.
16 457, as may be amended from time to time, have been paid, nor shall
17 an amendment to a stockpile registration permit be released until the
18 additional fee, if any, has been paid.”

19 I. **PARKING LOTS.**

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

22 “**SECTION J113**

23 **PARKING LOTS”**

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

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

28 1. Minimum parking lot grade for asphalt concrete shall be 1%.

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

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

K. **REFERENCED STANDARDS.**

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

Section 9. ADOPTION OF APPENDIX P, SLEEPING LOFTS, OF THE 2025 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of Regulations, Appendix P, Sleeping Lofts, including any errata and supplements, of the 2025 Building Code is adopted in its entirety.

Section 109. ADOPTION OF APPENDIX QP, EMERGENCY HOUSING, OF THE 20222025 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of Regulations,

1 Appendix **QP**, Emergency Housing, including any errata and supplements, of the 20222025 California
2 Building Code is adopted in its entirety.

3 Section 110. AMENDMENTS TO THE 20222025 CALIFORNIA RESIDENTIAL
4 CODE. Title 24, Part 2.5 of the California Code of Regulations, the 20222025 California Residential Code,
5 including any errata and supplements, is adopted in its entirety except as to the following:

6 A. **PERMITS.**

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

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

22 **B. WORK EXEMPT FROM PERMIT.**

23 1. Section R105.2 of the California Residential Code is amended to read
24 as follows:

25 “R105.2 Work exempt from permit. Exemptions
26 from permit requirements of this code shall not be deemed to grant
27 authorization for any work to be done in any manner in violation of
28 the provisions of this code or any other laws or ordinances of

1 of refrigerant or that are actuated by motors of 1 horsepower (746 W)
2 or less.

3 8. Portable-fuel-cell appliances that are not connected to a fixed piping
4 system and are not interconnected to a power grid.

5 **Plumbing:**

6 1. The stopping of leaks in drains, water, soil, waste, or vent pipe;
7 provided, however, that if any concealed trap, drainpipe, water, soil,
8 waste, or vent pipe becomes defective and it becomes necessary to
9 remove and replace the same with new material, such work shall be
10 considered as new work and a permit shall be obtained and inspection
11 made as provided in this code.

12 2. The clearing of stoppages or the repairing of leaks in pipes, valves, or
13 fixtures, and the removal and reinstallation of water closets, provided
14 such repairs do not involve or require the replacement or
15 rearrangement of valves, pipes, or fixtures.”

16 **CB. CONSTRUCTION DOCUMENTS.**

17 1. A new Section R106.1.7 is added to Section R106.1 of the California
18 Residential Code to read as follows:

19 **“R106.1.7 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. **Exception:** At no time may a contractor or person other than
5 a registered design professional prepare construction
6 documents for design for others.”

7 ~~DE.~~ **FEES.**

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

10 “**R108.2 Schedule of permit fees.** On buildings, structures,
11 electrical, gas, mechanical, and plumbing systems or alterations
12 requiring a permit, a fee for each permit shall be paid as required, in
13 accordance with the schedule as by the applicable governing
14 authority. The County of Riverside establishes the processing
15 procedures for permit fees in Riverside County Ordinance No. 671, as
16 may be amended from time to time, establishes the processing
17 procedures for permit fees. Appendix A to Riverside County
18 Ordinance No. 457, as may be amended from time to time, sets forth
19 and the amount and type of each permit fee in Appendix A to
20 Riverside County Ordinance No. 457, as amended from time to time.”

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

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

28 1. A permit or inspection fee which was erroneously paid or

1 collected.

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

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

17 ~~ED.~~ **DEFINITIONS.**

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

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

26 **“CONSTRUCTION WITHOUT PERMIT (“CWP”).** Any
27 building, structure, grading, improvement, appliance or equipment
28 that has been constructed, erected or placed on a property without a

1 permit required by the California Building Standards Code.”

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

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

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

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

17 **FE. PONDS.**

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

20 “**SECTION R341**
21 **PONDS**”

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

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

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

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

3 GF. **AGRICULTURAL REGISTRATION CERTIFICATE.**

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

6 **“SECTION R342**

7 **AGRICULTURAL REGISTRATION CERTIFICATE”**

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

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

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

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

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

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

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

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

1 Section 121. ADOPTION OF APPENDIX BFAH – PATIO COVERS OF THE 20222025
2 CALIFORNIA RESIDENTIAL CODE. Title 24, Part 2.5 of the California Code of Regulations, Appendix
3 AH-BF – Patio Covers of the 20222025 California Residential Code, including any errata and supplements,
4 is adopted in its entirety.

5 Section 132. ADOPTION OF APPENDIX BOAJ – EXISTING BUILDINGS AND
6 STRUCTURES OF THE CALIFORNIA RESIDENTIAL CODE. Title 24, Part 2.5 of the California Code
7 of Regulations, Appendix AJ-BO – Existing Buildings and Structures of the 20222025 California
8 Residential Code, including any errata and supplements, is adopted in its entirety.

9 Section 143. ADOPTION OF APPENDIX AQ-BB – TINY HOUSES OF THE 20222025
10 CALIFORNIA RESIDENTIAL CODE. Title 24, Part 2.5 of the California Code of Regulations, Appendix
11 AQ-BB – Tiny Houses of the 20222025 California Residential Code, including any errata and supplements,
12 is adopted in its entirety.

13 Section 154. ADOPTION OF APPENDIX AZ-CJ – EMERGENCY HOUSING OF THE
14 20222025 CALIFORNIA RESIDENTIAL CODE. Title 24, Part 2.5 of the California Code of Regulations,
15 Appendix AZ-CJ – Emergency Housing of the 20222025 California Residential Code, including any errata
16 and supplements, is adopted in its entirety.

17 Section 165. ADOPTION OF THE 20222025 CALIFORNIA ELECTRICAL CODE.
18 Title 24, Part 3 of the California Code of Regulations, the 20222025 California Electrical Code, including
19 any errata and supplements, is adopted in its entirety.

20 Section 176. ADOPTION OF THE 20222025 CALIFORNIA ADMINISTRATIVE
21 CODE. Title 24, Part 14 of the California Code of Regulations, the 20222025 California Administrative
22 Code, including any errata and supplements, is adopted in its entirety.

23 Section 187. ADOPTION OF THE 20222025 CALIFORNIA MECHANICAL CODE.
24 Title 24, Part 45 of the California Code of Regulations, the 20222025 California Mechanical Code, including
25 any errata and supplements, is adopted in its entirety.

26 Section 198. ADOPTION OF THE 20222025 CALIFORNIA PLUMBING CODE. Title
27 24, Part 56 of the California Code of Regulations, the 20222025 California Plumbing Code, including any
28 errata and supplements, is adopted in its entirety.

1 Section ~~2019~~. ADOPTION OF THE ~~2022~~2025 CALIFORNIA ENERGY CODE. Title 24,
2 Part ~~67~~ of the California Code of Regulations, the ~~2022~~2025 California Energy Code, including any errata
3 and supplements, is adopted in its entirety.

4 Section ~~210~~. ADOPTION OF THE ~~2022~~2025 CALIFORNIA HISTORICAL BUILDING
5 CODE. Title 24, Part 8 of the California Code of Regulations, the ~~2022~~2025 California Historical Building
6 Code, including any errata and supplements, is adopted in its entirety.

7 Section ~~221~~. ADOPTION OF THE ~~2022~~2025 CALIFORNIA EXISTING BUILDING
8 CODE. Title 24, Part 10 of the California Code of Regulations, the ~~2022~~2025 California Existing Building
9 Code, including any errata and supplements, is adopted in its entirety.

10 Section ~~232~~. ADOPTION OF THE ~~2022~~2025 CALIFORNIA GREEN BUILDING
11 STANDARDS CODE. Title 24, Part 11 of the California Code of Regulations, the ~~2022~~2025 California
12 Green Building Standards Code, including any errata and supplements, is adopted in its entirety.

13 Section ~~24~~. ADOPTION OF THE 2025 CALIFORNIA WILDLAND-URBAN
14 INTERFACE CODE. Title 24, part 7 of the California Code of Regulations, the 2025 Wildland-Urban
15 Interface Code, including any errata and supplements, is adopted in its entirety.

16 Section ~~253~~. DECLARATION OF PUBLIC NUISANCE FOR SUBSTANDARD
17 BUILDINGS OR PORTIONS THEREOF AND INCORPORATION OF THE ABATEMENT COST
18 RECOVERY PROCEDURES IN RIVERSIDE COUNTY ORDINANCE NO. 725. The County of
19 Riverside declares all substandard structures, as defined in Sections 17920.3 or 17920.10 of the California
20 Health and Safety Code, a public nuisance and imposes the abatement procedures and requirements as
21 required by the State Housing Law through California Code of Regulations, Title 25, Division 1, Chapter
22 1, Subchapter 1 as follows:

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

1 procedures in this section.

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

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

24 D. Order to Vacate. Whenever in the opinion of the building official extreme
25 and imminent hazard exists, the building official shall give written notice
26 ordering the occupants of any such building to immediately vacate, and in the
27 event compliance with the order is not voluntarily and promptly obtained, the
28 building official shall request the law enforcement agency having jurisdiction

1 to effect such a vacation or forthwith take such action at law as is required to
2 cause the premises to be vacated. A copy of the “Order to Vacate”, which
3 shall include the reasons for the order, shall be posted on the building and
4 mailed to all concerned parties and filed with the Clerk of the Riverside
5 County Board of Supervisors in the same manner as the notice of defects.
6 Upon giving such order to vacate, the building official shall cause to be posted
7 at each entrance to the building a notice to read: “Danger – Do Not Enter or
8 Occupy, Building Official, County of Riverside”. Such notices shall remain
9 posted until the required repair, demolition or removal are completed. Such
10 notice shall not be removed without written permission of the building
11 official, and no person shall enter the building except for the purpose of
12 making the required repairs or the demolition of the building, without the
13 written permission of the building official.

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

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

21 1. Notice of Pendency.

22 a. Whenever the County institutes a judicial action or proceeding
23 to enforce a Land Use Ordinance, as defined in Riverside
24 County Ordinance No. 725, as may be amended from time to
25 time, a Notice of Pendency of the action or proceeding may be
26 filed with the County Recorder’s Office. The Notice may be
27 filed at the time of the commencement of the action or
28 proceeding and upon recordation of the Notice, shall have the

1 same effect as a notice recorded in compliance with Section
2 405.20 et seq. of the California Code of Civil Procedure, as
3 may be amended from time to time.

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

8 2. Notice of Pendency of Administrative Proceedings.

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

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

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

26 3. Notice of Non Compliance. Any Notice of Non Compliance issued
27 or recorded by the County in abatement proceedings prior to the
28 effective date of this Riverside County Ordinance No. 457.105 shall

1 remain in full force and effect.

2 G. Abatement Cost Recovery. In addition to the cost recovery procedures
3 pursuant to the State Housing Law, all abatement costs incurred pursuant to
4 this section shall be recovered in accordance with the abatement costs
5 recovery procedures provided for in Riverside County Ordinance No. 725, as
6 may be amended from time to time, which is incorporated herein by this
7 reference.

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

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

20 J. Non-Exclusive Remedies and Penalties. All remedies and penalties for the
21 abatement of public nuisances provided for in this section shall be cumulative
22 and not exclusive. Enforcement by use of any administrative, criminal or civil
23 action, citation or administrative proceeding or abatement remedy does not
24 preclude the use of additional citations or other remedies as authorized by
25 other ordinance or law. Enforcement remedies may be employed concurrently
26 or consecutively. Conviction and punishment of or enforcement against any
27 person hereunder shall not relieve such person from the responsibility of
28 correcting, removing or abating a violation, nor prevent the enforced

1 correction, removal or abatement thereof. Each and every day, or any portion
2 thereof, during which any violation of this section or the rules, regulations,
3 orders, permits or conditions of approval issued thereunder is committed,
4 continued, or permitted by such person, shall be deemed a separate and
5 distinct offense.

6 Section 264. INCORPORATION OF APPENDIX A. Appendix A, setting forth permit
7 types and fees related to building and grading, is incorporated herein by this reference.

8 Section 275. VIOLATION AND PENALTIES. Unless otherwise provided in this
9 ordinance or as required by state law, the procedures, remedies and penalties for any violation of this
10 ordinance and for recovery of costs related to enforcement are provided for in Riverside County Ordinance
11 No. 725, as may be amended from time to time, which is incorporated herein by this reference.

12 Section 286. SEVERABILITY. If any provision, clause, sentence or paragraph of this
13 ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity
14 shall not affect the other provisions of this ordinance which can be given effect without the invalid provision
15 or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

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

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

20 By: _____

Chairman

21 ATTEST:
22 CLERK OF THE BOARD

23
24 By: _____

25 Deputy
26 (SEAL)

27 APPROVED AS TO FORM
28 ~~November-October~~ _____, ~~2022~~2025

By: _____

~~SARAH K. MOORE~~BRADEN J. HOLLY
Deputy County Counsel

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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

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AP Type	Description	Work Class	Description	Deposit or Fixed Fee	Total
		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	\$235.15
		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
		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

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AP Type	Description	Work Class	Description	Deposit or Fixed Fee	Total
		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

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AP Type	Description	Work Class	Description	Deposit or Fixed Fee	Total
		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
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

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AP Type	Description	Work Class	Description	Deposit or Fixed Fee	Total
		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

(S.M.I., Processing Fee, Micro-Film fee, LMS Surcharge, Green Building Fee)