

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



**ITEM: 3.50
(ID # 29523)**

MEETING DATE:
Tuesday, December 09, 2025

FROM : TLMA-BUILDING AND SAFETY

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/BUILDING AND SAFETY DEPARTMENT: ADOPTION 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 and/or CEQA Exempt – 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

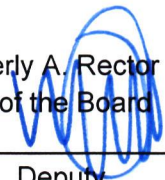
Continued on Page 2

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 457.107 is adopted with waiver of the reading.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: December 9, 2025
xc: Building & Safety, COB/MC/AB/DL/NS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

2. Adopt Ordinance No. 457.107 amending Ordinance No. 457 in its entirety and replacing it with language adopting 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, including any errata and supplements and any additional modifications adopted via Ordinance No. 787, as may be amended from time to time and as located in the office of the Clerk of the Board at 4080 Lemon St. First Floor, Suite 127, Riverside, CA 92501. 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

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restrictive building standards than the California Building Standards Code by making express findings that the more restrictive building standards are reasonably necessary because of local climatic, geological, or topographical conditions.

In light of the above, proposed Ordinance No. 457.107 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

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more restrictive building standards for permit applicants based on express findings of local 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 (Clean)


Crystal Carrillo, Senior Management Analyst 12/2/2025


Aaron Gettis, Chief of Deputy County Counsel 12/1/2025

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

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

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

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

1 sites.

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

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

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

1 modifications to the criteria for the architectural design and structural design
2 for buildings and structures, submittal requirements, construction of buildings
3 and structures, construction of ponds, construction without permit, grading,
4 and processing requirements for grading permits.

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

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

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

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

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

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

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

1 18941.5, California Building Code Section 1.8.6.2 and California Residential
2 Code Section 1.8.6.2, which authorize a local enforcement agency to adopt
3 more restrictive building standards to the 2025 California Building Standards
4 Code that are reasonably necessary because of local climatic, geological or
5 topographical conditions.

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

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

15 D. State Housing Law, Title 25 of the California Code of Regulations, Division
16 1, Chapter 1, Subchapter 1, Article 3, Section 6, which requires a local
17 enforcement agency to adopt ordinances or regulations imposing the
18 requirements of Subchapter 1.

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

21 Section 4. APPLICATION.

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

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

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

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

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

16 Section 5. AMENDMENTS TO THE 2025 CALIFORNIA BUILDING CODE. Title
17 24, Part 2 of the California Code of Regulations, the 2025 California Building Code, including any errata
18 and supplements, is adopted in its entirety except as to the following:

19 A. PERMITS.

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

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

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

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

9 “**105.2 Work exempt from permit.** Exemptions
10 from permit requirements of this code shall not be deemed to grant
11 authorization for any work to be done in any manner in violation of
12 the provisions of this code or any other laws or ordinances of
13 this jurisdiction. Permits shall not be required for the following:

14 **Building:**

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

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

20 **Electrical:**

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

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

3
4 **Gas:**

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

8 **Mechanical:**

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

20 **Plumbing:**

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

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

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

19 C. **FEES.**

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

22 “**109.2 Schedule of permit fees.** Where a permit is required, a fee for
23 each permit shall be paid as required, in accordance with the schedule
24 as established by the applicable governing authority. The County of
25 Riverside establishes the processing procedures for permit fees in
26 Riverside County Ordinance No. 671, as amended from time to time,
27 and the amount and type of each permit fee in Appendix A to
28 Riverside County Ordinance No. 457, as amended from time to time.”

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

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

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

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

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

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

25 E. **PONDS.**

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

28 “**SECTION 3115**

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

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

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

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

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

25 “**J101.1.2 Alternative Methods of Construction.** The provisions of
26 this Appendix J are not intended to prevent any method of construction
27 not specifically prescribed by this code, provided that any such
28 alternative has been approved by the building official. An alternative

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

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

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

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

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

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

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

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

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

1 the California Building Code to read as follows:

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

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

14 B. **DEFINITIONS.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17 C. **PERMITS REQUIRED.**

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

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

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

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

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

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

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

5 16. Agricultural discing on an operating farm.

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

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

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

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

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

21 iv. Negatively impacts adjoining property owners.

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

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

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

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

1 grading or clearing associated with the construction of
2 any building or structure itself and shall not apply to
3 any grading or clearing for any activity that requires a
4 land use permit. Furthermore, any grading or clearing
5 performed under this exemption shall not be construed
6 to have been evaluated for compliance with the grading
7 or building requirements of this Appendix J or any of
8 the applicable parts of the California Building
9 Standards Code.

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

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

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

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

9 **D. PERMIT APPLICATION AND SUBMITTALS.**

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

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

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

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

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

25 “**J104.6.1 Schedule of permit fees.** Riverside County Ordinance No.
26 671, as may be amended from time to time, establishes the processing
27 procedures for permit fees. Appendix A to Riverside County
28 Ordinance No. 457, as may be amended from time to time, sets forth

1 the amount and type of each permit fee.”

2 E. **SETBACKS.**

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

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

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

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

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

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

1 to the Riverside County EPD for review and
2 approval.

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

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

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

16 H. **STOCKPILES.**

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

19 “**SECTION J112**
20 **STOCKPILES”**

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

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

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

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

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

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

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

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

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

18 I. **PARKING LOTS.**

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

21 “**SECTION J113**
22 **PARKING LOTS”**

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

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

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

1 J. **DUST CONTROL.**

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

4 **“SECTION J114**
5 **DUST CONTROL”**

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

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

20 K. **REFERENCED STANDARDS.**

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

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

26 Section 10. ADOPTION OF APPENDIX Q, EMERGENCY HOUSING, OF THE 2025
27 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of Regulations, Appendix Q,
28 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.

Electrical:

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)

1 or less.

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

4 **Plumbing:**

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

15 C. **CONSTRUCTION DOCUMENTS.**

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

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

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

1 paragraph shall not be construed as allowing an
2 unlicensed person to design multiple clusters of up to
3 four dwelling units each to form apartment or
4 condominium complexes where the total exceeds four
5 units on any lawfully divided lot.

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

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

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

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

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

6 D. **FEES.**

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

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

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

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

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

1 2. During the term of a fixed rate permit and when no work has
2 commenced under a permit in accordance with this code. In
3 this circumstance, the building official may authorize the
4 refunding of not more than 80% of the permit fee paid.

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

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

16 E. **DEFINITIONS.**

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

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

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

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

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

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

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

16 F. **PONDS.**

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

19 “**SECTION R341**

20 **PONDS”**

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

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

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

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

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 and any additional modifications adopted via
15 Ordinance No. 787, as may be amended from time to time and as located in the office of the Clerk of the
16 Board at 4080 Lemon St. First Floor, Suite 127, Riverside, CA 92501, is adopted in its entirety.

17 Section 25. DECLARATION OF PUBLIC NUISANCE FOR SUBSTANDARD
18 BUILDINGS OR PORTIONS THEREOF AND INCORPORATION OF THE ABATEMENT COST
19 RECOVERY PROCEDURES IN RIVERSIDE COUNTY ORDINANCE NO. 725. The County of
20 Riverside declares all substandard structures, as defined in Sections 17920.3 or 17920.10 of the California
21 Health and Safety Code, a public nuisance and imposes the abatement procedures and requirements as
22 required by the State Housing Law through California Code of Regulations, Title 25, Division 1, Chapter
23 1, Subchapter 1 as follows:

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

1 unlawful and a public nuisance that may be abated consistent with the
2 procedures in this section.

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

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

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

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

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

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

22 1. Notice of Pendency.

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

1 proceeding and upon recordation of the Notice, shall have the
2 same effect as a notice recorded in compliance with Section
3 405.20 et seq. of the California Code of Civil Procedure, as
4 may be amended from time to time.

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

9 2. Notice of Pendency of Administrative Proceedings.

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

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

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

27 3. Notice of Non Compliance. Any Notice of Non Compliance issued
28 or recorded by the County in abatement proceedings prior to the

1 effective date of this Riverside County Ordinance No. 457.105 shall
2 remain in full force and effect.

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

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

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

21 J. Non-Exclusive Remedies and Penalties. All remedies and penalties for the
22 abatement of public nuisances provided for in this section shall be cumulative
23 and not exclusive. Enforcement by use of any administrative, criminal or civil
24 action, citation or administrative proceeding or abatement remedy does not
25 preclude the use of additional citations or other remedies as authorized by
26 other ordinance or law. Enforcement remedies may be employed concurrently
27 or consecutively. Conviction and punishment of or enforcement against any
28 person hereunder shall not relieve such person from the responsibility of

1 correcting, removing or abating a violation, nor prevent the enforced
2 correction, removal or abatement thereof. Each and every day, or any portion
3 thereof, during which any violation of this section or the rules, regulations,
4 orders, permits or conditions of approval issued thereunder is committed,
5 continued, or permitted by such person, shall be deemed a separate and
6 distinct offense.

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

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

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

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

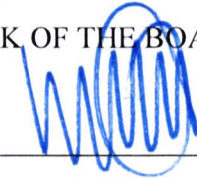
19 BOARD OF SUPERVISORS OF THE COUNTY
20 OF RIVERSIDE, STATE OF CALIFORNIA

21 By: V. Manuel Perez
22 V. Manuel Perez, Chairman

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ATTEST:
CLERK OF THE BOARD

By:  _____

Deputy
(SEAL)

APPROVED AS TO FORM
October 31, 2025

By: *Braden Holly*
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
		IND	INDUSTRIAL BUILDING	D	\$16,174.38
BTI	Tenant	TI	TENANT IMPROVEMENT	D	\$2,743.30
	Improvement	COT	CHANGE OF TENANT	D	\$1,034.16
BTW	Tower	CTWR	CELL TOWERS	D	\$2,413.84
		EQCS	EQUIP FOR CELL SITES	D	\$813.60
BME	Mechanical	RMEC	RESIDENTIAL MECHANICAL	F	\$187.89
		CMEC	COMMERCIAL MECHANICAL	D	\$434.72
BPL	Plumbing	RPLU	RESIDENTIAL PLUMBING	F	\$187.89
		CPLU	COMMERCIAL PLUMBING	D	\$434.72
BSP	Pool	COMP	COMMERCIAL POOL/SPA	F	\$714.60
		RES	RESIDENTIAL POOL/SPA	F	\$537.03
		SPAF	PORTABLE SPA/ FOUNTAIN	F	\$187.89
		PLFNL	POOL/SPA FINAL INSPECTION	F	\$332.52
BDE	Demo	DEMO	DEMOLITION PERMIT	F	\$216.14
BEL	Electrical	RELE	RESIDENTIAL ELECTRICAL	F	\$221.14
		CELE	COMMERCIAL ELECTRICAL	D	\$432.64
		RSET	METER RESET RESIDENTIAL	F	\$304.27
		EWEL	ELECTRIC TO WELL	F	\$407.80
		TPWR	TEMPORARY POWER	F	\$221.14
		EUPG	SERVICE UP-GRADE – RESIDENTIAL	F	\$304.27
		RSLRR	ROOF MOUNT SOLAR RESIDENTIAL	F	\$441.05
		GSLRR	GROUND MOUNT SOLAR RESIDENTIAL	F	\$574.06
BRR	Re-Roof	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	ACB1	ACCESSORY BUILDING 1,000 SQ FT	D	\$1,347.21
		ACB3	ACCESSORY BUILDING 1,001-3,000 SQ FT	D	\$1,585.79
		ACCBL	ACCESSORY BUILDING OVER 3,000 SQFT	D	\$1,689.32
		ACFNL	ACCESSORY BUILDING FINAL INSPECTION	F	\$349.15
BMK	Manufactured Home	AGEH	AGRICULTURAL EMPLOYEE HOUSING	F	\$629.34
	Park	PARK	MANUFACTURED HOME PARK	F	\$629.34

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

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 9, 2025, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None
ABSTAIN: None

DATE: December 9, 2025

KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
 Deputy

SEAL

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.
4

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

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

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

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

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

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

26 E. **PONDS.**

- 27 1. A new Section 311~~56~~ is added to Chapter 31 of the California Building
28 Code to read as follows:

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“SECTION 311~~56~~

PONDS”

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

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

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

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

F. **AGRICULTURAL REGISTRATION CERTIFICATE.**

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

“SECTION 3117

AGRICULTURAL REGISTRATION CERTIFICATE”

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

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

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

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

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

“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 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 and any additional modifications adopted via
16 Ordinance No. 787, as may be amended from time to time and as located in the office of the Clerk of the
17 Board at 4080 Lemon St. First Floor, Suite 127, Riverside, CA 92501, is adopted in its entirety.

18 Section ~~253~~. DECLARATION OF PUBLIC NUISANCE FOR SUBSTANDARD
19 BUILDINGS OR PORTIONS THEREOF AND INCORPORATION OF THE ABATEMENT COST
20 RECOVERY PROCEDURES IN RIVERSIDE COUNTY ORDINANCE NO. 725. The County of
21 Riverside declares all substandard structures, as defined in Sections 17920.3 or 17920.10 of the California
22 Health and Safety Code, a public nuisance and imposes the abatement procedures and requirements as
23 required by the State Housing Law through California Code of Regulations, Title 25, Division 1, Chapter
24 1, Subchapter 1 as follows:

- 25 A. Public Nuisance Declared. Every substandard building or portion thereof as
26 defined in Sections 17920.3 or 17920.10 of the California Health and Safety
27 Code, as may be amended from time to time, located within the
28 unincorporated areas of the County of Riverside (“County”) which is caused,

1 maintained or permitted to exist shall be and the same is hereby declared
2 unlawful and a public nuisance that may be abated consistent with the
3 procedures in this section.

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

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

26 D. Order to Vacate. Whenever in the opinion of the building official extreme
27 and imminent hazard exists, the building official shall give written notice
28 ordering the occupants of any such building to immediately vacate, and in the

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

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

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

23 1. Notice of Pendency.

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

1 filed at the time of the commencement of the action or
2 proceeding and upon recordation of the Notice, shall have the
3 same effect as a notice recorded in compliance with Section
4 405.20 et seq. of the California Code of Civil Procedure, as
5 may be amended from time to time.

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

10 2. Notice of Pendency of Administrative Proceedings.

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

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

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

28 3. Notice of Non Compliance. Any Notice of Non Compliance issued

1 or recorded by the County in abatement proceedings prior to the
2 effective date of this Riverside County Ordinance No. 457.105 shall
3 remain in full force and effect.

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

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

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

22 J. Non-Exclusive Remedies and Penalties. All remedies and penalties for the
23 abatement of public nuisances provided for in this section shall be cumulative
24 and not exclusive. Enforcement by use of any administrative, criminal or civil
25 action, citation or administrative proceeding or abatement remedy does not
26 preclude the use of additional citations or other remedies as authorized by
27 other ordinance or law. Enforcement remedies may be employed concurrently
28 or consecutively. Conviction and punishment of or enforcement against any

1 person hereunder shall not relieve such person from the responsibility of
2 correcting, removing or abating a violation, nor prevent the enforced
3 correction, removal or abatement thereof. Each and every day, or any portion
4 thereof, during which any violation of this section or the rules, regulations,
5 orders, permits or conditions of approval issued thereunder is committed,
6 continued, or permitted by such person, shall be deemed a separate and
7 distinct offense.

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

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

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

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

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

22 By: _____

23 Chairman

24 ATTEST:

25 CLERK OF THE BOARD

26 By: _____

27 Deputy

28 (SEAL)

APPROVED AS TO FORM

1 ~~November-October~~____, ~~2022~~2025

2 By: _____

3 ~~SARAH K. MOORE~~BRADEN J. HOLLY

4 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)

THE PRESS-ENTERPRISE

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Riverside, California 92501
(951) 368-9229
cgonzales@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148
Ad Order Number: 0011766183
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 11/28/2025
Total Amount: \$979.19
Payment Amount: \$0.00
Amount Due: \$979.19
Notice ID: qBR7wEBUgrKmyTJf0J3n
Invoice Text:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, December 9, 2025 at 9:30 A.M. or as soon as possible thereafter, to consider adoption of the following Ordinance: SUMMARY OF 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; 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 This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 457.107 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California. In summary,

Building & Safety
12/9/2025
3.50

THE PRESS-ENTERPRISE

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011766183

FILE NO. 0011766183

PROOF OF PUBLICATION

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

11/28/2025

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

Date: November 28, 2025.

At: Riverside, California

Signature

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

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 9, 2025 at 9:30 A.M.** or as soon as possible thereafter, to consider adoption of the following Ordinance:

SUMMARY OF 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; 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

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 457.107 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

In summary, Ordinance No. 457.107 amends Ordinance No. 457 in its entirety and replaces it with new language that adopts and amends the current building requirements of the 2025 California Building Standards Code, California Code of Regulations, Title 24, including any errata and supplements, which includes the following: California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, and California Green Building Standards Code; adopts in its entirety the following appendices of the 2025 California

Building Code: Appendix C - Group U - Agricultural Buildings, Appendix I - Patio Covers, Appendix J - Grading, Appendix Q - Emergency Housing; adopts in its entirety the following appendices of the California Residential Code: Appendix BF - Patio Covers, Appendix BO - Existing Buildings and Structures, Appendix BB - Tiny Houses, Appendix CJ - Emergency Housing; pursuant to Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5, adopts 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; and makes minor updates to the formatting, organizational structure and prefatory portions to streamline the ordinance for ease of use and for consistency with other recent County ordinances. All modifications to the California Building Standards Code to adopt more restrictive building standards are substantially the same or identical to those adopted in the prior Ordinance No. 457.106. Ordinance No. 457.107 does not impose or adopt new fees but merely carries over the fees from Ordinance No. 457.106. Ordinance No. 457.107 also carries over the following provisions from Ordinance No. 457.106: declares 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, implements 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 incorporates the abatement cost recovery procedures of Riverside County Ordinance No. 725. Ordinance No. 457.107 would take effect 30 days after its adoption.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

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

Dated: November 20, 2025
Kimberly Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant
The Press-Enterprise
Published: 11/28/25



California

PO Box 631437 Cincinnati, OH 45263-1437

GANNETT

AFFIDAVIT OF PUBLICATION

Naomy Sicra
Riverside County-Board Of Sup.
4080 Lemon ST # 127
Riverside CA 92501-3609

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PDS desertsun.com 11/28/2025
PDS Palm Springs Desert Sun 11/28/2025

and that the fees charged are legal.
Sworn to and subscribed before on 11/28/2025

mmmm verlaun

Legal Clerk

Vicky Felty

Notary, State of WI, County of Brown

9999

My commission expires

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Tax Amount:	\$0.00	
Payment Cost:	\$423.22	
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VICKY FELTY
Notary Public
State of Wisconsin

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 9, 2025 at 9:30 A.M.** or as soon as possible thereafter, to consider

adoption of the following Ordinance:

SUMMARY OF 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; 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

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 457.107 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

In summary, Ordinance No. 457.107 amends Ordinance No. 457 in its entirety and replaces it with new language that adopts and amends the current building requirements of the 2025 California Building Standards Code, California Code of Regulations, Title 24, including any errata and supplements, which includes the following: California Administrative Code,

California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, and California Green Building Standards Code; adopts in its entirety the following appendices of the 2025 California Building Code: Appendix C - Group U - Agricultural Buildings, Appendix I - Patio Covers, Appendix J - Grading, Appendix Q - Emergency Housing; adopts in its entirety the following appendices of the California Residential Code: Appendix BF - Patio Covers, Appendix BO - Existing Buildings and Structures, Appendix BB - Tiny Houses, Appendix CJ - Emergency Housing; pursuant to Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5, adopts 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; and makes minor updates to the formatting, organizational structure and prefatory portions to streamline the ordinance for ease of use and for consistency with other recent County ordinances. All modifications to the California Building Standards Code to adopt more restrictive building standards are substantially the same or identical to those adopted in the prior Ordinance No. 457.106. Ordinance No. 457.107 does not impose or adopt new fees but merely carries over the fees from Ordinance No. 457.106. Ordinance No. 457.107 also carries over the following provisions from Ordinance No. 457.106: declares 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, implements 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 incorporates the abatement cost recovery procedures of Riverside County Ordinance No. 725. Ordinance No. 457.107 would take effect

Ordinance No. 457.107 does not impose or adopt new fees but merely carries over the fees from Ordinance No. 457.106. Ordinance No. 457.107 also carries over the following provisions from Ordinance No. 457.106: declares 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, implements 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 incorporates the abatement cost recovery procedures of Riverside County Ordinance No. 725. Ordinance No. 457.107 would take effect

*Building & Safety
12/19/2025
350*

30 days after its adoption.
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org
Dated: November 20, 2025
Kimberly Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant
11/28/25 11859586

BOARD OF SUPERVISORS OF
THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
NOTICE IS HEREBY GIVEN
that a public meeting will be
held before the Board of
Supervisors of Riverside
County, California, on the
1st Floor Board Chambers,
County Administrative
Center, 4080 Lemon Street,
Riverside, on **Tuesday,
December 9, 2025 at 9:30
A.M.** or as soon as possible
thereafter, to consider
adoption of the following
Ordinance:

SUMMARY OF 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 CALIFOR-
NIA ELECTRICAL CODE, THE
2025 CALIFORNIA MECHAN-
ICAL CODE, THE 2025 CALI-
FORNIA PLUMBING CODE,
THE 2025 CALIFORNIA
ENERGY CODE, THE 2025
CALIFORNIA HISTORICAL
BUILDING CODE, THE 2025
CALIFORNIA EXISTING
BUILDING CODE, THE 2025
CALIFORNIA GREEN BUILD-
ING STANDARDS CODE;
DECLARING AS A PUBLIC
NUISANCE ALL SUBSTAN-
DARD BUILDINGS AND
PORTIONS THEREOF; IMPE-
LEMENTING THE PROCEDURES
REQUIRED BY THE STATE
HOUSING LAW; AND, INCOR-
PORATING THE ABATEMENT
COST RECOVERY PROCE-
DURES OF RIVERSIDE
COUNTY ORDINANCE NO.
725

This summary is presented
pursuant to California
Government Code Section
25124(b): a certified copy of
the full text of Ordinance
No. 457.107 may be exam-
ined at the Office of the
Clerk of the Board of Super-
visors of the County of
Riverside, located at 4080
Lemon Street, 1st Floor,
Riverside, California.

In summary, Ordinance No.
457.107 amends Ordinance
No. 457 in its entirety and
replaces it with new
language that adopts and
amends the current building
requirements of the 2025
California Building Stan-
dards Code, California Code
of Regulations, Title 24,
including any errata and
supplements, which
includes the following: Cali-
fornia Administrative Code,
California Building Code,
California Residential Code,
California Electrical Code,
California Mechanical Code,
California Plumbing Code,
California Energy Code,
California Historical Building
Code, California Existing
Building Code, and Califor-
nia Green Building Stan-
dards Code; adopts in its
entirety the following
appendices of the 2025
California Building Code:
Appendix C - Group U -
Agricultural Buildings,
Appendix I - Patio Covers,
Appendix J - Grading,
Appendix Q - Emergency
Housing; adopts in its
entirety the following
appendices of the California
Residential Code: Appendix
BF - Patio Covers, Appendix

BO – Existing Buildings and Structures, Appendix BB – Tiny Houses, Appendix CJ – Emergency Housing; pursuant to Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5, adopts 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; and makes minor updates to the formatting, organizational structure and prefatory portions to streamline the ordinance for ease of use and for consistency with other recent County ordinances. All modifications to the California Building Standards Code to adopt more restrictive building standards are substantially the same or identical to those adopted in the prior Ordinance No. 457.106. Ordinance No. 457.107 does not impose or adopt new fees but merely carries over the fees from Ordinance No. 457.106. Ordinance No. 457.107 also carries over the following provisions from Ordinance No. 457.106: declares 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, implements 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 incorporates the abatement cost recovery procedures of Riverside County Ordinance No. 725. Ordinance No. 457.107 would take effect 30 days after its adoption. Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069. Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.
Dated: November 20, 2025
Kimberly Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant
11/28/25 11859586



California

PO Box 631437 Cincinnati, OH 45263-1437

GANNETT

AFFIDAVIT OF PUBLICATION

Naomy Sicra
Riverside County-Board Of Sup.
4080 Lemon ST # 127
Riverside CA 92501-3609

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PDS desertsun.com 12/18/2025
PDS Palm Springs Desert Sun 12/18/2025

and that the fees charged are legal.
Sworn to and subscribed before on 12/18/2025

Legal Clerk

Notary, State of WI, County of Brown

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VICKY FELTY
Notary Public
State of Wisconsin

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA SUMMARY OF 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; DECLARING AS A PUBLIC NUISANCE ALL SUBSTANDARD BUILDINGS AND PORTIONS THEREOF; IMPLEMENTING THE PROCEDURES REQUIRED BY THE STATE HOUSING LAW; AND, INCOR-

PORATING THE ABATEMENT COST RECOVERY PROCEDURES OF RIVERSIDE COUNTY ORDINANCE NO. 725

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fees from Ordinance No. 457.106. Ordinance No. 457.107 also carries over the following provisions from Ordinance No. 457.106: declares 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, implements 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 incorporates the abatement cost recovery procedures of Riverside County Ordinance No. 725. Ordinance No. 457.107 would take effect 30 days after its adoption.

V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 9, 2025**, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez

NAYS: None

ABSENT: None

Kimberly A. Rector,

Clerk of the Board

By: Naomy Sicra,

Clerk of the Board Assistant

12/18/2025 11912691

BOARD OF SUPERVISORS OF
THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
SUMMARY OF 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 CALIFOR-
NIA ELECTRICAL CODE, THE
2025 CALIFORNIA MECHAN-
ICAL CODE, THE 2025 CALI-
FORNIA PLUMBING CODE,
THE 2025 CALIFORNIA
ENERGY CODE, THE 2025
CALIFORNIA HISTORICAL
BUILDING CODE, THE 2025
CALIFORNIA EXISTING
BUILDING CODE, THE 2025
CALIFORNIA GREEN BUILD-
ING STANDARDS CODE;
DECLARING AS A PUBLIC
NUISANCE ALL SUBSTAN-
DARD BUILDINGS AND
PORTIONS THEREOF; IMPE-
LEMENTING THE PROCEDURES
REQUIRED BY THE STATE
HOUSING LAW; AND, INCOR-
PORATING THE ABATEMENT
COST RECOVERY PROCEDURE
OF RIVERSIDE
COUNTY ORDINANCE NO.
725

This summary is presented
pursuant to California
Government Code Section
25124(b); a certified copy of
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ined at the Office of the
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visors of the County of
Riverside, located at 4080
Lemon Street, 1st Floor,
Riverside, California.

In summary, Ordinance No.
457.107 amends Ordinance
No. 457 in its entirety and
replaces it with new
language that adopts and
amends the current building
requirements of the 2025
California Building Stan-
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of Regulations, Title 24,
including any errata and
supplements, which
includes the following: Cali-
fornia Administrative Code,
California Building Code,
California Residential Code,
California Electrical Code,
California Mechanical Code,
California Plumbing Code,
California Energy Code,
California Historical Building
Code, California Existing
Building Code, and Califor-
nia Green Building Stan-
dards Code; adopts in its
entirety the following
appendices of the 2025
California Building Code:
Appendix C - Group U -
Agricultural Buildings,
Appendix I - Patio Covers,
Appendix J - Grading,
Appendix Q - Emergency
Housing; adopts in its
entirety the following
appendices of the California
Residential Code: Appendix
BF - Patio Covers, Appendix
BO - Existing Buildings and
Structures, Appendix BB -
Tiny Houses, Appendix CJ -
Emergency Housing;
pursuant to Health and
Safety Code Sections
17958, 17958.5, 17958.7
and 18941.5, adopts more
restrictive building stan-
dards based on Riverside
County's local climatic,
geological and topographi-
cal conditions in the follow-
ing 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; and makes minor updates to the formatting, organizational structure and prefatory portions to streamline the ordinance for ease of use and for consistency with other recent County ordinances. All modifications to the California Building Standards Code to adopt more restrictive building standards are substantially the same or identical to those adopted in the prior Ordinance No. 457.106. Ordinance No. 457.107 does not impose or adopt new fees but merely carries over the fees from Ordinance No. 457.106. Ordinance No. 457.107 also carries over the following provisions from Ordinance No. 457.106: declares 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, implements 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 incorporates the abatement cost recovery procedures of Riverside County Ordinance No. 725. Ordinance No. 457.107 would take effect 30 days after its adoption.

V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 9, 2025**, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None
Kimberly A. Rector,
Clerk of the Board
By: Naomy Sicra,
Clerk of the Board Assistant
12/18/2025 11912691