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WHEREAS, the City of Rialto (“City”) is authorized by California Constitution, Article XI, Section 7 to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

WHEREAS, the 2025 CBSC contains, amongst other parts, the California Administrative Code (Title 24, Part 1) the California Building Code (Title 24, Part 2), the California Residential Code (Title 24, Part 2.5), the California Electrical Code (Title 24, Part 3), the California Mechanical Code (Title 24, Part 4), the California Plumbing Code (Title 24, Part 5), the California Energy Code (Title 24, Part 6), the California Wildland Urban Interface Code (Title 24, Part 7), the California Historical Building Code (Title 24, Part 8), the California Existing Building Code (Title 24, Part 10), the California Green Building Standards Code (Title 24, Part 11), the California Referenced Standards Code (Title 24, Part 12); and the 2024 International Property Maintenance Code; and

WHEREAS, the 2025 CBSC becomes effective January 1, 2026; and

1 WHEREAS, Sections 17922, 17958, 18941.5, and 13869 of the Health and Safety Code
2 provide that the governing body of every city shall adopt ordinances or regulations imposing the same
3 requirements as those contained in the most recently adopted version of the CBSC; and

4 WHEREAS, the City Council of the City of Rialto wishes to update the rules and regulations
5 governing building and construction in the City limits to reflect the 2025 CBSC; and

6 WHEREAS, the proposed action is exempt from the requirements of the California
7 Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a
8 significant effect on the environment under Title 14 of the California Code of Regulations, Section
9 15061(b)(3); and

10 WHEREAS, Health and Safety Code sections 17958.5 and 17958.7 authorize the City to make
11 administrative clarifications and amendments to the 2025 CBSC to establish administrative standards
12 for the effective enforcement of building standards, which are annotated with an [A]; and

13 WHEREAS, Health and Safety Code sections 17958.5 and 17958.7 authorize the City to make
14 amendments to the building standards within the 2025 CBSC based on local climatic, geological, or
15 topographical conditions; and

16 WHEREAS, Health and Safety Code section 17958.7 requires that before making any
17 modifications or changes pursuant to section 17958.5, the governing body of a city shall make an
18 express finding that such modification or changes are needed; and

19 WHEREAS, the City Council is informed and finds that the adoption of the changes and
20 modification contained in this Ordinance are reasonably necessary because the following described
21 local climatic, geological, and topographical conditions create and contribute to a hazardous condition
22 for which departure from the California Building Standards is required, which are annotated with an
23 [L], as follows,

24 [L1] Geological condition. The City has two earthquake fault systems (San Jacinto and Rialto-
25 Colton) with the cities limits. There are two other fault systems (San Andreas and Sierra Madre)
26 located in adjacent areas within a 5-mile radius of the city. In the event of a severe earthquake,
27 these faults present the potential for catastrophic damage, including structural damage, utility
28 displacement, roadway displacement, fires, and other infrastructure impairments. Structures,

1 building components, and material must account for higher wind speeds that create the potential
2 for strong and gusty winds that create significant forces and impact the structural design;

3 [L2] Topographical condition. The City is situated at the edge of the San Gabriel Mountains.
4 The San Gabriel and San Bernardino mountains along with other terrain features accelerate
5 winds, creating high-wind zones and high wind anomalies also known as the “Santa Ana” and
6 the San Gabriel Special Wind Region which can reach a basic wind speed of up to 130 miles
7 per hour. Structures, building components, and material must account for higher wind speeds
8 that create the potential for strong and gusty winds that create significant forces and impact the
9 structural design;

10 [L3] Climatic condition. The City is subject to relatively low amounts of precipitation, very
11 low humidity levels, and extremely high temperatures. These climatic conditions are conducive
12 to the spread of fire. During July, August, and September, temperatures often exceed 100
13 degrees Fahrenheit. During the same months, humidity is usually less than 40%, and humidity
14 measurements less than 10% are not uncommon. These conditions contribute to an increased
15 likelihood of fire;

16 [L4] Topographical and geological condition. The combination of high winds and probability
17 of fire can create severe fire hazards to the public health and welfare of the city. Minor fires
18 have a greater tendency of spreading rapidly due to such conditions. An isolated structure fire
19 or wildland fire can grow and spread to other structures and wildland areas with the probability
20 of embers traveling several miles and igniting new fires; and

21 WHEREAS, for clarity, each amendment set forth in this Ordinance is preceded by a
22 classification code—[A] for administrative amendments and [L1], [L2], [L3] for building standard
23 amendments supported by the City’s express findings—so that the nature of each amendment is
24 apparent within the text of the Ordinance itself;

25 WHEREAS, a duly noticed public hearing, as required by Government Code section 50022.3,
26 was conducted on August 26, 2025, at 6:30 p.m., at the City of Rialto Council Chambers at the Rialto
27 Civic Center, 150 S. Palm Avenue, Rialto, California 92376, before the adoption of this Ordinance;
28 and

1 WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

2 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO DOES
3 ORDAIN AS FOLLOWS:

4 Section 1. Incorporation. The City Council hereby finds that all of the foregoing recitals
5 and the staff report presented herewith are true and correct and are hereby incorporated and adopted as
6 findings of the City Council as if fully set forth herein.

7 Section 2. RMC Amendment. Chapter 15.08 of Title 15 of the Rialto Municipal Code is
8 hereby repealed in its entirety. In its place, Chapter 15.08 is added to the Rialto Municipal Code to
9 read in full as follows:

10 Chapter 15.08 - BUILDING CODES

11 15.08.010 - Definitions.

12 As used in this chapter or in any of the uniform codes made a part of it, unless otherwise apparent from
13 the context:

14 "Building official" means the building official of the City of Rialto.

15 "City" means the City of Rialto when it refers to a political entity.

16 "City council" means the city council of the City of Rialto.

17 15.08.020 - Administrative Code.

18 A. The City hereby adopts by reference, as if fully set forth herein, the 2025 California Administrative
19 Code, as adopted and published by the California Building Standards Commission, including any
20 appendices and amendments thereto.

21 B. The 2025 California Administrative Code is hereby adopted with no amendments.

22 15.08.030 - Building Code.

23 A. Except as provided in this chapter, the City hereby adopts by reference, as if fully set forth herein, the
24 California Building Code 2025 Edition, as adopted and published by the California Building Standards
25 Commission, including Chapter 1, Division II and Appendix B, F, G, H and J.

26 B. The 2025 California Building Code (CBC) is hereby amended as follows:

27 [A] CBC Administrative Provisions. Division II of Chapter 1, entitled "Scope and Administration", is
28 applicable in the City of Rialto. CBC Division II of Chapter 1 is the administrative provisions for

1 Sections 15.08.040, 15.08.050, 15.08.060, 15.08.070, 15.08.080, 15.08.090, 15.08.100, 15.08.110, and
2 15.08.120. Where Sections 15.08.040, 15.08.050, 15.08.060, 15.08.070, 15.08.080, 15.08.090,
3 15.08.100, 15.08.110, and 15.08.120 have their own administrative provisions, those provisions are still
4 adopted and in effect, except when conflicts occur, the administrative provisions of the CBC Division II
5 of Chapter 1 shall apply.

6 **[A] CBC Section 101.1** is amended, by inserting City of Rialto into the text as the name of the
7 jurisdiction.

8 **[A] CBC Section 101.4** is amended by adding the following:

9 **[A] 101.4.9 Residential.** The provision of the California Residential Code, 2025 Edition shall apply to
10 the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy,
11 location, removal and demolition of detached one- and two-family dwellings and townhouses not more
12 than three stories above grade plane in height with a separate means of egress and their accessory
13 structures not more than three stories above grade plane in height.

14 **[A] 101.4.10 Electrical.** The provisions of the California Electrical Code, 2025 Edition shall apply to
15 the installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections,
16 fixtures and other electrical appliances.

17 **[A] 101.4.11 Historical.** The provisions of the California Historical Building Code, 2025 Edition shall
18 apply to preservation, restoration, rehabilitation, relocation and reconstruction of all qualified buildings
19 or properties designated as historical.

20 **[A] 101.4.12 Green.** The provision of the California Green Building Standards Code, 2025 Edition shall
21 apply to encourage sustainable construction practices in the planning and design, energy efficiency,
22 water efficiency and conservation, and environmental quality of all newly constructed buildings.

23 **[A] 101.4.13 Referenced Standards.** The provisions of the California Referenced Standards Code, 2025
24 Edition shall apply to determine minimum test and referenced standards required.

25 **[A] 101.4.14 Property Maintenance.** The provision of the International Property Maintenance Code,
26 2024 Edition shall apply to regulate the maintenance of buildings and structures. In the event of any
27 conflict between the International Property Maintenance Code and the California Building Standards
28 Code (as adopted and amended by the City) with respect to building standards, the provisions of the

1 California Building Standards Code control. In all other respects, including administrative, procedural,
2 and enforcement provisions, the International Property Maintenance Code as adopted herein shall apply.

3 The provisions of these Construction Codes as amended by this chapter shall constitute the
4 Building Regulations of the City of Rialto.

5 **[A] CBC Section 102.7 Maintenance** is added to read as follows:

6 Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices
7 or safeguards which are required by this code shall be maintained in conformance with the code edition
8 under which installed. The owner or the owner's designated agent shall be responsible for the
9 maintenance of buildings and structures. To determine compliance with this subsection, the building
10 official shall have the authority to require a building or structure to be re-inspected. The requirements of
11 this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems
12 and devices in existing structures.

13 **[A] CBC Section 105.1 Required** is amended to read as follows:

14 No person may erect, construct, enlarge, alter, repair, move, improve, remove, connect, convert,
15 demolish, or equip any building, structure, or portion thereof, perform any grading, or cause the same to
16 be done, without first obtaining a permit for each such building, structure, grading, or landscaping from
17 the building official.

18 **[A] CBC Section 105.1.3 Unpermitted Structures** is added to read as follows:

19 No person shall own, use, occupy or maintain any "Unpermitted Structure." For the purposes of this
20 code, "Unpermitted Structure" is defined as any structure, or portion thereof, that was erected,
21 constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished,
22 or equipped, at any point in time, without the required permit(s) having first been obtained from the
23 building official, pursuant to Section 105.1, or any unfinished work for which a permit has expired.

24 **[L1, L2, L3, L4] CBC Section 105.2** is revised by deleting exception 2 from the Building list of
25 exceptions. This amendment is made to require a permit for fences not over 7 feet high due to local
26 climatic, geological, and topographical conditions. This amendment is necessary to ensure fences meet
27 the structural design requirements due to the seismic activity and high wind speeds. It's also necessary to
28

1 ensure the fencing material is not combustible to ensure the spread of flying embers do not spread the
2 fire and become a pathway to buildings and structures.

3 **[A] CBC Section 105.3.2.1 Application and Plan Check Renewal** is added to provide as follows:

4 Once the application and plan check exceeds the number of days allocated by the California Building
5 Standards, the application and plan check will be deemed expired. If an applicant desires to renew an
6 application and plan check, they must submit a written request or submit a form if one is provided, to the
7 Building Official. The Building Official will review the request and provide the applicant an answer in
8 writing. If denied, the applicant must submit a new application and plans. The plans must meet the
9 current code cycle at the time that they are submitted. If approved, the applicant must pay a
10 reinstatement fee:

- 11 • If less than a year – 25% of the original plan check fee.
- 12 • If more than a year – 50% of the original plan check fee.

13 **[A] CBC Section 105.5.2 Permit Renewal** is added to provide as follows:

14 Once the permit exceeds the number of days allocated by the California Building Standards, the permit
15 will be deemed expired. If an applicant desires to renew a permit, they must submit a written request or
16 submit a form if one is provided, to the Building Official. The Building Official will review the request
17 and provide the applicant an answer in writing. If denied, the applicant must submit a new application
18 and plans for a new permit. The plans must meet the current code cycle at the time that they are
19 submitted. If approved, the applicant must pay a reinstatement fee:

- 20 • If less than a year – 25% of the original plan check fee.
- 21 • If more than a year – 50% of the original plan check fee.

22 **[A] CBC Section 105.8 Ownership of Permit** is added to provide as follows:

23 Ownership of any active building permit is vested with the property owner. When a property changes
24 ownership, the existing building permits may remain valid when transferred to the new record owner.
25 The new owner must inform the Building Official of a change of ownership. The new owner of the title
26 must provide a copy of the deed to the Building Official to update all outstanding permits and will be
27 required to sign a new Owner-Builder Declaration Form and provide photo identification to the Building
28

Official. The new owner on title will now be responsible for ensuring permitted work complies with all current codes and regulations.

[A] CBC Section 109.6.1 Refund Policy is added to provide as follows:

The Building Official may authorize the refund of not more than 50 percent of the permit fee paid. Request for refunds must be submitted in writing or submitted on a form if one is required, to the Building Official. The Building Official will review the request and provide the applicant with an answer in writing. If a building project has already started construction, then no refund of a permit fee will be granted. The building official shall not authorize the refund of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

[A] CBC Section 110.3.1.1 Line and Grade Certification is added to provide as follows:

Line and grade certification will be required for all new structures. The owner, agent, contractor, and/or applicant shall submit a City of Rialto Foundation Line and Grade Certification for each structure to the Building Inspector. Line and grade certification will be required on the provided form. The line and grade shall be performed by a California Licensed surveyor or California Registered Professional Engineer.

[A] CBC Section 110.3.8.1 Firestop Mockup is added to provide as follows:

Fire rated assemblies to include but not limited to the wall and ceiling shall require a mockup to identify and verify the firestopping material, means, and method. The material, means, and method shall be approved by the architect of record and the Building Official.

[A] CBC Section 110.7 Reinspection is added to provide as follows:

A reinspection fee shall be permitted to be assessed for each inspection or reinspection where such portion of work for which inspection is called is not complete or where required corrections have not been made.

This provision shall not be interpreted as requiring reinspection fees the first time a job is rejected for failure to be in accordance with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for inspection or reinspection. Reinspection fees shall be permitted to be assessed where the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring

1 the approval of the Authority Having Jurisdiction. In instances where reinspection fees have been
2 assessed, no additional inspection of the work will be performed until the required fees have been paid.
3 Reinspection fee shall be established by the Building Official.

4 **[A] CBC Section 111.5 Occupancy Prohibited** is added to provide as follows:

5 The building or structure shall not be occupied prior to the building official issuing a permit, conducting
6 associated inspections indicating the applicable provisions of this code have been met, and issuing a
7 certificate of occupancy.

8 **[A] CBC Section 112.3.1 Others Authorized to Disconnect** is added to provide as follows:

9 The Fire Chief, Fire Marshal, Fire Division Chief, Fire Battalion Chief, Fire Captain, and Code
10 Enforcement Manager shall have the authority to authorize disconnection of utility service to a building,
11 structure or system regulated by this code and the referenced codes and standards in case of emergency
12 where necessary to eliminate an immediate hazard to life or property or where such utility connection
13 has been made without the approval required by Section 112.1 or 112.2. The Fire Chief, Fire Marshal,
14 Fire Division Chief, Fire Battalion Chief, Fire Captain, and Code Enforcement Manager shall notify the
15 serving utility and Building Official, and wherever possible the owner or the owner's authorized agent
16 and occupant of the building, structure or service system of the decision to disconnect. If not notified
17 prior to disconnecting, the owner or the owner's authorized agent or occupant of the building, structure
18 or service system shall be notified in writing, as soon as practical thereafter.

19 **[A] CBC Section 114.5 Work Commencing Before Permit** is added to provide as follows:

20 Where work for which a permit is required by this code has been commenced without first obtaining
21 said permit, a special investigation shall be made before a permit is issued for such work.

22 **[A] CBC Section 117 Habitability.** Section 117 is added to read as follows:

23 **[A] CBC 117.1 General.** In accordance with emergency management guidelines, the Green Tag, Yellow
24 Tag, and Red Tag are adopted to identify the habitability of a structure. The different Tags will indicate
25 the level of habitability and any restrictions or occupancy limitations. The Tags may be used after a
26 natural or man-made emergency or event. The Tags may also be used to identify any violations of the
27 Health and Safety Code, the International Property Maintenance Code, or the Rialto Municipal Code
28 that affect habitability.

1 **[A] CBC 117.2 Placard.** Any placard sign posted upon a premises shall be substantially similar to the
2 following:

3 **[A] CBC 117.2.1 Green Tag.** Occupancy permitted. Entry and occupancy of this structure is authorized
4 by City Officials or their deputies.

5 **[A] CBC 117.2.2 Yellow Tag.** Limited occupancy. Entry and occupancy of this structure are limited by
6 City Officials or their deputies.

7 **[A] CBC 117.2.3 Red Tag.** Do not enter or occupy. Entry and occupancy of this structure are prohibited
8 by City Officials or their deputies.

9 **[A] CBC 117.3 Authority to Tag.** The following officials have the authority to Tag a Building: Fire
10 Chief, Fire Marshal, Division Chief, Battalion Chief, Fire Captain, Building Official, and Code
11 Enforcement Manager. These officials can also deputize staff to tag a building under the supervision of
12 these officials. During emergencies, these officials can deputize volunteers who have demonstrated the
13 training, education, and qualifications to identify habitability.

14 **[A] CBC 117.3.1 Legal Standard for Vacating.** When, in the opinion of an appropriate official, there is
15 imminent danger to the health and safety of the occupants of a building or structure, the official is
16 hereby authorized and empowered to order and require the occupants to vacate the premises forthwith.

17 **[A] CBC 117.3.2 Disconnected Utilities.** If any utilities to a building are disconnected, the building
18 may be deemed as substandard housing and non-habitable per the Health and Safety Code section
19 17920.3. Under these conditions the Fire Chief, Fire Marshal, Division Chief, Battalion Chief, Fire
20 Captain, Building Official, and Code Enforcement Manager have the authority to limit entry to a portion
21 or all of the building.

22 **[A] CBC 117.3.3 Volunteers.** The City is authorized to solicit volunteers at any time to serve as
23 evaluators as part of their emergency preparedness plan. Volunteers must complete California's Disaster
24 Service Worker Volunteer Program (DSWVP) in order to be registered and qualified as a volunteer.
25 Volunteers must also sign a Volunteer Status and Waiver of Liability.

26 **[A] CBC 117.4 Unauthorized Tag Disturbance.** It shall be unlawful and a violation of this code for
27 any person to remove, deface, or destroy a placard posted pursuant to this code without the prior written
28 permission of the City. No person shall remove or deface any such placard placed by the City without

1 the prior written permission of the City. Any person violating this subsection shall be charged with a
2 misdemeanor offense.

3 **[A] CBC 117.4.1 Unauthorized Entry.** It is unlawful and a misdemeanor to occupy any structure
4 ordered vacated and tagged in accordance with Section 117. Any person violating the posted placard and
5 found entering or occupying a structure that was limited or restricted in use, entry, or occupancy is
6 subject to arrest.

7 **[A] CBC 117.5 Authority to Change or Remove Tag.** The Building Official may remove or may alter
8 the notice limiting entry whenever the defect or defects have been eliminated or reduced. Any person
9 who defaces or removes the notice without the approval of the Building Official shall be subject to a
10 misdemeanor.

11 **[A] CBC 117.5.1 Special Investigation.** A special investigation shall be made before a permit is issued
12 for such work.

13 **[A] CBC 117.5.2 Permit Required.** Correcting the defect or defects upon which the notice action was
14 issued will require a permit to perform the work to remove the life, health, or safety issue, and shall
15 comply with this code.

16 **[A] CBC 117.6 Boarding Up.** Whenever the Fire Chief, Fire Marshal, Division Chief, Battalion Chief,
17 Fire Captain, Building Official, and Code Enforcement Manager determines that a dangerous building
18 constitutes an immediate threat to the public health or safety, these officials may order to board up a
19 structure. These officials can also deputize staff to board up a structure under the supervision of these
20 officials. No person shall remove or deface any such boards placed by these Officials without the prior
21 written permission of these Officials.

22 **[A] CBC 117.6.1 Vacant Structures.** Vacant structures that are not secured may be ordered to be
23 boarded up to protect the public and property.

24 **[A] CBC 117.7 Unauthorized Board up Disturbance.** It shall be unlawful and a violation of this code
25 for any person to remove, deface, or destroy a board up pursuant to this code without the prior written
26 permission of the City. No person shall remove or deface any such board order to be placed by the City
27 without the prior written permission of the City. Any person violating this subsection shall be charged
28 with a misdemeanor offense.

1 **[A] CBC 117.7.1 Unauthorized Entry.** Any person found entering or occupying a structure that was
2 boarded up is subject to arrest. Any person violating this subsection shall be charged with a
3 misdemeanor offense.

4 **[A] CBC 117.8 Reimbursement.** An administrative citation shall be issued at least equal to the amount
5 of the cost for boarding up the structure to protect the public. Failure to pay the administrative citation
6 shall result in a lien. The cost for boarding up shall be charged against the real estate upon which the
7 structure is located and there shall be a lien upon such real estate and or shall be collected by any other
8 legal source.

9 **[L2, L3, L4] CBC 1505.1** is amended to require Class A roofing north of the 210 freeway. This
10 amendment is made due to local climatic and topographical conditions. This amendment is necessary to
11 prevent and reduce fire spread during a fire event. Due to the proximity to fire prone areas and the risk
12 of spreading embers from high winds, roofs are susceptible to fire spread if not protected with a higher
13 fire rated roof material. Requiring a higher fire rated roof material will limit the spread of fire. This
14 amendment reads as follows:

15 Fire classification of roof assemblies shall be in accordance with Section 1505. The minimum fire
16 classification of roof assemblies installed on buildings North of the 210 freeway shall be a Class A roof
17 assembly and roof covering for all types of construction. The minimum fire classification of roof
18 assemblies installed on buildings South of the 210 freeway shall comply with Table 1505.1 based on
19 type of construction of the building. Class A, B and C roof assemblies and roof coverings required to be
20 listed by this section shall be tested in accordance with ASTM E108 or UL 790. In addition, fire-
21 retardant-treated woodroof coverings shall be tested in accordance with ASTM D2898; fire-retardant-
22 treated shingles and shakes shall comply with Section 1505.6.

23 **[A, L2] CBC Section 1609.3** is amended to add the following paragraph and table as follows:

24 The basic wind speed, V, in mph, for the City of Rialto shall be as listed in Table 1609.3
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[A, L2] TABLE 1609.3

Rialto Basic Wind Speed

Risk Category	Basic Design Wind Speed, South of the 210 Freeway	Basic Design Wind Speed, North of the 210 Freeway
I	90 MPH	110 MPH
II	96 MPH	120 MPH
III	102 MPH	125 MPH
IV	106 MPH	125 MPH

[A, L2, L3, L4] CBC 1705.18 is amended to read as follows:

In high-rise buildings, in buildings assigned to Risk Category III or IV, or in fire areas containing Group R occupancies with an occupant load greater than 10, special inspections for through-penetrations, membrane penetration firestops, fire-resistant joint systems and perimeter fire containment systems that are tested and listed in accordance with Sections 714.4.1.2, 714.5.1.2, 715.3.1 and 715.4 shall be in accordance with Section 1705.18.1 or 1705.18.2.

15.08.040 - Residential Code.

A. Except as provided in this chapter, the City hereby adopts by reference, as if fully set forth herein, the California Residential Code (CRC) 2025 Edition, including Appendix AA, BF, BG, BO, and CI, including any amendments thereto.

B. The 2025 California Residential Code (CRC) is hereby amended as follows:

[L1, L2, L3, L4] CRC Section R105.2 is revised by deleting exception 2 from the Building list of exceptions. This amendment is made to require permits for fences not over 7 feet high due to local climatic, geological, and topographical conditions. This amendment is necessary to ensure fences meet the structural design requirements due to the seismic activity and high wind speeds. It's also necessary to ensure the fencing material is not combustible to ensure the spread of flying embers do not spread the fire and become a pathway to buildings and structures.

[A, L1, L2] CRC Table R301.2 is amended to read as follows:

[A, L1, L2] TABLE R301.2

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load (lbs/sf)	Wind Design				Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Basic Wind Speed (MPH)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite					
7.0	North of 210 FWY: 120 South of 210 FWY: 96	No	Yes: North of 210 FWY	No	E	Negligible	12"	Very Heavy	43	No	Yes: See FEMA Map	0	60

[L2, L3, L4] CRC Section R902.1 is amended to require Class A roofing north of the 210 freeway. This amendment is made due to local climatic and topographical conditions. This amendment is necessary to prevent and reduce fire spread during a fire event. Due to the proximity to fire prone areas and the risk of spreading embers from high winds, roofs are susceptible to fire spread if not protected with a higher fire rated roof material. Requiring a higher fire rated roof material will limit the spread of fire. This amendment reads as follows:

Roof decks shall be covered with materials as set forth in Section R904 or with roof coverings as set forth in Section R905. A minimum Class A roofing shall be installed North of the 210 freeway. A minimum Class A, B or C roofing shall be installed South of the 210 freeway or where the edge of the roof deck is less than 3 feet (914 mm) from a lot line. Where Class A, B or C roof assemblies are required, they shall be tested in accordance with ASTM E108 or UL 790. Where required, the roof assembly shall be listed and identified as to class by an approved testing agency.

[A, L3] CRC Appendix CI 100.1 Renovations and Additions is added to read as follows:

For properties that have an existing pool without a fence and gate, or drowning prevention features that fail to meet current building code, but renovate the pool, add an ADU, JADU, new primary dwelling unit, addition to the property, major alteration or any combination thereof to the property, the fence and gate, and drowning prevention features shall be required to install a fence and gate and drowning prevention features that meet the requirements in Appendix CI. These most provisions may be required at any time during the review of the application, plan check, or inspection.

1 **15.08.050 - Electrical Code.**

2 A. Except as provided in this chapter, the City hereby adopts by reference, as if fully set forth herein, the
3 California Electrical Code, 2025 Edition.

4 B. The 2025 Edition of the California Electrical Code is adopted with no local amendments.

5 **15.08.060 - Mechanical Code.**

6 A. Except as provided in this chapter, the City hereby adopts by reference, as if fully set forth herein, the
7 California Mechanical Code, 2025 Edition.

8 B. The 2025 Edition of the California Mechanical Code is adopted with no local amendments.

9 **15.08.070 - Plumbing Code.**

10 A. Except as provided in this chapter, the City hereby adopts by reference, as if fully set forth herein, the
11 California Plumbing Code, 2025 Edition, shall be and become the Plumbing Code of the City.

12 B. The 2025 California Plumbing Code (CBC) is hereby amended as follows:

13 **[L1] CPC Section 1211.8** is adopted and amended to read follows:

14 Earthquake-actuated gas shutoff valves designed to automatically shutoff the gas at the location of the
15 valve in the event of a seismic disturbance and certified by the Sate Architect as conforming to
16 California Code of Regulations, Title 24, Part 12, Chapter 12-16-1, shall be provided for all new
17 structures, to include residential, commercial, and industrial buildings.

18 **15.08.080 - Energy Code.**

19 A. Except as provided in this chapter, the City hereby adopts by reference, as if fully set forth herein, the
20 California Energy Code, 2025 Edition.

21 B. The 2025 Edition of the California Energy Code is adopted with no local amendments.

22 **15.08.090 - Wildland Urban Interface Code.**

23 A. Except as provided in this chapter, the City hereby adopts by reference, as if fully set forth herein,
24 those certain building codes known and designated as the California Wildland Urban Interface Code,
25 2025 Edition.

26 B. The 2025 Edition of the California Wildland Urban Interface Code is adopted with no local
27 amendments.

1 **15.08.100 - Historical Code.**

2 A. Except as provided in this chapter, the City hereby adopts by reference, as if fully set forth herein, the
3 California Historical Building Code, 2025 Edition.

4 B. The 2025 Edition of the California Historical Building Code is adopted with no local amendments.

5 **15.08.110 - Existing Building Code.**

6 A. Except as provided in this chapter, the City hereby adopts by reference, as if fully set forth herein, the
7 California Existing Building Code, 2025 Edition.

8 B. The 2025 Edition of the California Electrical Code is adopted with no local amendments.

9 **15.08.120 - Green Building Standards Code.**

10 A. Except as provided in this chapter, the City hereby adopts by reference, as if fully set forth herein, the
11 California Green Building Standards Code, 2025 Edition.

12 B. The 2025 Edition of the California Green Building Standards Code is adopted with no local
13 amendments.

14 **15.08.130 - Referenced Standards Code.**

15 A. Except as provided in this chapter, the City hereby adopts by reference, as if fully set forth herein, the
16 California Referenced Standards Code, 2025 Edition.

17 B. The 2025 Edition of the California Referenced Standards Code is adopted with no local amendments.

18 **15.08.140 - Property Maintenance Code.**

19 A. Except as provided in this chapter, the City hereby adopts by reference, as if fully set forth herein, the
20 International Property Maintenance Code, 2024 Edition.

21 B. The International Property Maintenance Code (IPMC), 2024 Edition, hereby is adopted with the
22 following amendments.

23 1. Where the term International Building Code is used it shall be replaced with the term California
24 Building Code.

25 2. Where the term International Residential Code is used it shall be replaced with the term California
26 Residential Code.

27 3. Where the term NFPA 70 is used it shall be replaced with the term California Electrical Code.
28

- 1 4. Where the term International Mechanical Code is used it shall be replaced with the term California
2 Mechanical Code.
- 3 5. Where the term International Plumbing Code is used it shall be replaced with the term California
4 Plumbing Code.
- 5 6. Where the term International Energy Conservation Code is used it shall be replaced with the term
6 California Energy Code.
- 7 7. Where the term International Fire Code is used it shall be replaced with the term California Fire
8 Code.
- 9 8. Where the term International Fuel Gas Code is used it shall be replaced with the term California
10 Plumbing Code.
- 11 9. Any appeal provisions, including without limitation Section 107, are repealed. Any appeal under the
12 IPMC shall be substantially in accordance with Chapter 9.42 of the Rialto Municipal Code.

13 **15.08.150 - Partial Invalidity.**

14 If any section, subsection, clause or phrase of this title is for any reason held to be invalid, such decision
15 shall not affect the validity of the remaining portions of this title. The city council declares that it would
16 have passed this title and each section, subsection, sentence, clause and phrase thereof irrespective of the
17 fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

18 **Section 3. References to Prior Code.** Unless superseded and expressly repealed,
19 references in any City forms, documents, and regulations to the chapters and sections of the former
20 Rialto Building Code, 2022, shall be construed to apply to the corresponding provisions contained
21 within this updates Ordinance.

22 **Section 4. CEQA.** The City Council finds that adoption of this ordinance is not subject to
23 CEQA, as it is not a “Project” as defined by CEQA. (CEQA Guidelines Section 15060(c)(3)). A
24 Project means the whole of an action, which has a potential for resulting in either a direct physical
25 change in the environment, or a reasonably foreseeable indirect physical change in the environment.
26 The requested action is to amend the Municipal Code to create a new offense and is exempt as it will
27 not result in direct or reasonably foreseeable indirect physical change in the environment. This action
28 is further exempt from CEQA under the “common sense” exemption as it can be seen with certainty

1 that there is no possibility that the activity in question may have a significant effect on the
2 environment. (CEQA Guidelines Section 15061(b)(3)).

3 **Section 5. Severability and Validity.** If any section, subsection, sentence, clause, phrase
4 or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of
5 any court of competent jurisdiction, such decision shall not affect the validity of the remaining
6 portions of this ordinance. The City Council of the City of Rialto hereby declares that it would have
7 adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof
8 irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions
9 be declared valid or unconstitutionally.

10 **Section 6. Certification, Publication, and Effective Date.** The City Clerk shall certify to
11 the adoption of this ordinance and cause the same to be published once in the local paper. This
12 ordinance becomes effective and shall be in full force on January 1, 2026, consistent with state law
13 implementing the 2025 Code adoption cycle.

14 **Section 7. CBSC Filing.** The City Clerk shall transmit a copy of this Ordinance,
15 containing the City's express findings within the preamble, to the California Building Standards
16 Commission pursuant to Health and Safety Code section 17958.7.

17
18 PASSED, APPROVED AND ADOPTED this ____ day of _____, 2025.

19
20 _____
21 JOE BACA Mayor

22
23 ATTEST:

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25 _____
26 BARBARA A. McGEE, City Clerk

27 APPROVED AS TO FORM:
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ERIC S. VAIL, City Attorney

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)

4 I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing
5 Ordinance No. _____ was duly passed and adopted at a regular meeting of the City Council of the
6 City of Rialto held on the _____ day of _____, 2025.

7 Upon motion of Councilmember _____, seconded by Councilmember
8 _____, the foregoing Ordinance No. _____ was duly passed and adopted.

9 Vote on the Motion:

10 AYES:

11 NOES:

12 ABSENT:

13 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
14 Rialto, this _____ day of _____, 2025.

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Barbara A. McGee, City C

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