

1 **ORDINANCE NO. _____**

2 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF**
3 **RIALTO, CALIFORNIA, AMENDING CHAPTER 15.08 OF THE**
4 **RIALTO MUNICIPAL CODE TO ADOPT BY REFERENCE THE**
5 **2022 EDITION OF THE CALIFORNIA BUILDING CODES OF THE**
6 **CALIFORNIA CODE OF REGULATIONS. TO INCLUDE: 2022**
7 **CALIFORNIA BUILDING CODE, 2022 CALIFORNIA**
8 **RESIDENTIAL CODE, 2022 CALIFORNIA PLUMBING CODE,**
9 **2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA**
10 **ELECTRICAL CODE, 2022 CALIFORNIA GREEN BUILDING**
11 **STANDARDS CODE, 2022 CALIFORNIA ENERGY CODE, 2022**
12 **CALIFORNIA HISTORICAL BUILDING CODE, 2022**
13 **CALIFORNIA EXISTING BUILDING CODE, 2022 CALIFORNIA**
14 **REFERENCED STANDARDS CODE AND 2021 INTERNATIONAL**
15 **PROPERTY MAINTENANCE CODE WITH APPENDICES AND**
16 **AMENDMENTS.**

17 **WHEREAS**, the California Building Standards Commission has adopted and published the
18 2022 California Building Standards Code (“CBSC”), codified in Title 24 of the California Code of
19 Regulations; and

20 **WHEREAS**, the 2022 CBSC contains, amongst other parts, the California Administrative
21 Code (Title 24, Part 1) the California Building Code (Title 24, Part 2), California Residential Code
22 (Title 24, Part 2.5), California Electrical Code (Title 24, Part 3), California Mechanical Code (Title 24,
23 Part 4), California Plumbing Code (Title 24, Part 5), The California Energy Code (Title 24, Part 6)
24 California Fire Code (Title 24, Part 9), California Green Building Standards Code (Title 24, Part 11),
25 The California Historical Building Code (Title 24, Part 8), The California Existing Building Code
26 (Title 24, Part 10), The California Referenced Standards Code (Title 24, Part 12); and The 2021
27 International Property Maintenance Code; and

28 **WHEREAS**, the 2022 CBSC becomes effective January 1, 2023; and

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

1 **WHEREAS**, the City Council of the City of Rialto (the “City”) wishes to update the rules and
2 regulations governing building and construction in the City limits to reflect the 2022 CBSC; and

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

7 **WHEREAS**, a duly noticed public hearing, as required by California Government Code
8 section 50022.3, was conducted on December 13, 2022, at 6:30 p.m. at the City of Rialto Council
9 Chambers at the Rialto Civic Center, 150 S. Palm Avenue, Rialto, CA 92376 prior to the adoption of
10 this Ordinance; and

11 **WHEREAS**, the City of Rialto engineered design criteria for all structures built within our city
12 is Exposure C at 116 mph (Risk Category I), 129 mph (Risk Category II), or 135 mph winds (Risk
13 Category III & IV), and seismic zone D, E or F; and

14 **WHEREAS**, because of our proximity to the San Andreas fault, all underground pipe, conduit,
15 and lines will be shaded with cleaned dirt void of any rocks or clean sand, six inches below and twelve
16 inches above said pipe, conduit or line; and all electrical metal conduit will need a ground conductor,
17 the metal conduit will not act as the ground conductor.

18 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO DOES**
19 **HEREBY ORDAIN AS FOLLOWS:**

20 **Section 1.** The above recitals are true and correct and material to this ordinance. In making
21 its findings, the City Council relied upon and hereby incorporates by reference, all staff reports,
22 presentations, and other documentation presented to the Council in the meeting.

23
24 **Section 2.** Chapters 15.08.020, 15.08.030, 15.08.060 and 15.08.080 of Title 15 of the
25 Rialto Municipal Code are hereby repealed in their entirety; Chapters 15.08.070 and 15.08.090 are
26 hereby relocated, and new Chapters 15.08.020, 15.08.030, 15.08.040, 15.08.050, 15.08.060,
27 15.08.070, 15.08.080, 15.08.090, 15.08.100, 15.08.110, 15.08.120, 15.08.130 and 15.08.140 of Title
28 15 are hereby added in place thereof to read as follows:

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Chapter 15.08 – ADMINISTRATIVE AND GENERAL

Chapter 15.08 – ADMINISTRATIVE AND GENERAL is hereby renamed as follows:

Chapter 15.08 – BUILDING CODES

~~Chapter 15.08.020 – ENFORCEMENT~~

Repealed in its entirety and replaced by Chapter 15.08.020 - BUILDING CODE

Chapter 15.08.020 - BUILDING CODE

ADOPTION OF THE 2022 CALIFORNIA BUILDING CODE

Except as provided in this chapter, those certain building codes known and designated as the California Building Code 2022 Edition including Chapter 1, Division II and Appendix J, shall become the building code of the City of Rialto for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City of Rialto.

AMENDMENTS TO THE CALIFORNIA BUILDING CODE

The 2022 California Building Code (CBC) is hereby amended as follows:

CBC Administrative Provisions. Division II of Chapter 1, entitled "Scope and Administration", is applicable in the City of Rialto.

CBC Section 101.1 is amended, by inserting City of Rialto into the text as the name of the jurisdiction.

CBC Section 101.4 is amended by deletion of its entirety (including sections 101.4.1, 101.4.2, 101.4.3, 101.4.4, 101.4.5, 101.4.6 and 101.4.7), and replaced with the following:

CBC Section 101.4. Referenced Codes. The California Codes listed below shall be considered part of the requirements of this code to the extent of each such reference:

1. California Building Code, 2022 Edition, based on the 2021 International Building Code, including Chapter 1, Division II and Appendix J Grading
2. California Residential Code, 2022 Edition, based on the 2021 International Residential Code, including Appendix AX Swimming Pool Safety Act and Appendix AH Patio Covers

- 1 3. California Fire Code, 2022, Edition based on the 2021 International Fire Code.
- 2 4. California Plumbing Code, 2022 Edition, based on the 2021 Uniform Plumbing Code
- 3 5. California Mechanical Code, 2022 Edition, based on the 2021 Uniform Mechanical Code
- 4 6. California Electrical Code, 2022 Edition, based on the 2020 National Electrical Code
- 5 7. California Green Building Standards Code, 2022 Edition
- 6 8. California Energy Code, 2022 Edition
- 7 9. California Historical Building Code, 2022 Edition
- 8 10. California Existing Building Code, 2022 Edition, based on the 2021 International Existing Building
- 9 Code
- 10 11. California Referenced Standards Code, 2022 Edition
- 11 12. International Property Maintenance Code, 2021 Edition

12 The provisions of these Construction Codes as amended by this chapter shall constitute the Building
13 Regulations of the City of Rialto. Where the California Code of Regulations and State Building Standards
14 Code of Regulations differ from any sections of the Construction Codes, State regulations shall prevail over
15 the Construction Codes.

16 One (1) copy of all the above codes and standards therefore are on file in the office of the building official
17 pursuant to Health and Safety Code Section 18942 (d) (1) and are made available for public inspection.

18
19 **CBC Section 105.2** is revised by amending exception 2 and 9, and adding 14 as follows:

- 20 2. Wood, steel, vinyl, iron, or other similar such fences not over 6 feet high. Masonry walls or fences not
21 over 3 feet high.
- 22 9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (457.2
23 mm) deep, do not exceed 5,000 gallons (18,927.059L) and are installed entirely above ground.
- 24 14. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm)
25 above grade at any point, are not attached to a dwelling and do not serve the exit door required by
26 CRC Section R311.2.

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1 **CBC Section 105.5** is amended as follows:

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3 **105.5 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such
4 permit is commenced within 12 months after its issuance, or if the work authorized on the site by such
5 permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The
6 building official is authorized to grant, in writing, one or more extensions of time, for periods not more than
7 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

8 Time limitation for permit expiration as the result of code enforcement shall be as per notice of violation or
9 as otherwise determined by the Building Official.

10
11 **CBC Section 107.3** is amended to add a paragraph as follows:

12 An expedited review and permit issuance process shall be provided for EV Charging Stations and
13 simplified forms for submittal will be made available on the City's website.

14
15 **CBC Section 113.3** is amended to provide as follows:

16 Board of Appeals when used in the Building Standards Codes shall mean the City Planning Commission.
17 The Board of Appeals is hereby established for each of the Building Standards Codes. Depending about the
18 appeal, specialized expertise may be solicited for the purpose of providing input to the Appeals Board.

19
20 **CBC Table 1505.1** is amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1
21 thereto, to read as follows:

22 **TABLE 1505.1^a**

23 **MINIMUM ROOF COVERING CLASSIFICATIONS**

24 **TYPES OF CONSTRUCTION**

25

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

26

27 For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

28 a. Unless otherwise required in accordance with Chapter 7A.

1 **CBC Section 1505.1.2** is amended, by the deletion of the entire section and the addition of a new
2 section thereto, to read as follows:

3
4 **1505.1.2 Roof coverings within all other areas.** The entire roof covering of every existing structure
5 where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof
6 covering of every new structure, and any roof covering applied in the alteration, repair or replacement of
7 the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

8
9 **CBC Section 1609.3** is amended to add the following paragraph and table as follows:

10 Portions of the City are located within a special wind region. The basic design wind speed V in these
11 special wind region areas shall be:

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13

Risk Category	Basic Design Wind Speed, V
I	116 MPH
II	129 MPH
III & IV	135 MPH

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18 **CBC Section 1609.4.3** is amended to add paragraph as follows:

19 Exposure C, as a minimum, shall apply in all cases unless the architect or engineer in general
20 responsible charge can justify to the building official that the building site and surrounding terrain
21 conform to the criteria for Exposure B.

22
23 **CBC Section 1807.1.6** is amended to read as follows:

24
25 **1807.1.6 Prescriptive design of concrete and masonry foundation walls.** Concrete and masonry
26 foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and
27 constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for
28 structures assigned to Seismic Design Category D, E or F.

1 **CBC Section 3109.2** is amended to add paragraph as follows:

2
3 **3109.2 Construction permit; safety features required.** New or remodel pools or spas, at a private
4 single-family home, shall have an enclosure complying with the amended California Residential Code
5 Appendix AX.

6
7 **Chapter 15.08.030 — Administration**

8 **Repealed in its entirety and replaced with Chapter 15.08.030 - RESIDENTIAL CODE**

9
10 **Chapter 15.08.030 - RESIDENTIAL CODE**

11 **ADOPTION OF THE 2022 CALIFORNIA RESIDENTIAL CODE**

12 Except as provided in this chapter, those certain building codes known and designated as the California
13 Residential Code (CRC) 2022 Edition, including appendix AX and Appendix AH, shall become the
14 residential code of the City for regulating the erection, construction, enlargement, alteration, repair, moving,
15 removal, demolition, conversion, equipment, use, height, area and maintenance of all residential structures
16 within the scope of the CRC in the City of Rialto.

17
18 **AMENDMENTS TO THE 2022 CALIFORNIA RESIDENTIAL CODE**

19 The 2022 California Residential Code (CRC) is hereby amended as follows:

20 **CRC Division II**, Administration, Sections 101 through 116 is deleted in their entirety. Refer to this
21 code Section 15.08.020.10, Administrative Provisions, for the administration of the CRC.

22 **CRC Table R301.2** is amended to read as follows:

23 **TABLE R301.2**

24 **CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (MPH)	Topographic effects	Special wind region	Windborne debris zone		Weathering	Frost line depth	Termite					
o	d	k	l	m	f	a	b	c	e	h	g	i	j
ZERO	129 (Cat II)	No	Yes	No	D2 or E	Negligible	12"	Very Heavy	43	No	Yes	0	60

1 **CRC Section R301.2.1.4** is amended to add paragraph as follows:

2 Exposure C, as a minimum, shall apply in all cases unless justification, to the satisfaction of the Building
3 Official or his/her designee, is provided that the building site and surrounding terrain conform to the
4 criteria for Exposure B.

5
6 **CRC Section R902.1** is amended by revising it to allow only class A or B roofs as follows:

7
8 **R902.1 Roofing covering materials.** Roofs shall be covered with materials as set forth in Sections
9 R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section.
10 Classes A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or
11 ASTM E 108.

12 **Exceptions:**

- 13 1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof
14 deck.
15 2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles,
16 clay or concrete roof tile, or slate installed on noncombustible decks.

17
18 **CRC Section R902.1.2** is amended by revising it to require a minimum Class B roof as follows:

19
20 **R902.1.2 Roof coverings within all other areas.** The entire roof covering of every existing structure
21 where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof
22 covering of every new structure, and any roof covering applied in the alteration, repair or replacement of
23 the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

24
25 **CRC Section R902.2**, first paragraph is amended by revising it to allow only Class A or B treated wood
26 roofs as follows:

1 **R902.2 Fire-retardant-treated shingles and shakes.** Fire-retardant-treated wood shakes and shingles
2 are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the
3 full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC
4 Standard 15-2 for use on Class A or B roofs.

5
6 **CRC Appendix AH, Section AH105.2** is hereby amended by rewriting the section in its entirety to read
7 as follows:

8 Sec. AH105.2 Footings. A patio cover may be supported on a concrete slab on grade without footings,
9 provided all of the following conditions are met:

- 10 1. The supporting slab is not less than 3 1/2 inches thick; and
- 11 2. The supporting columns do not support live and dead loads in excess of 750 pounds per column; and
- 12 3. The patio cover is constructed solely out of aluminum and/or other similar light weight material, and
13 has a current valid International Code Council Evaluation Report or Council of American Building
14 Officials National Evaluation Report (or equal) clearly stating that: (a), a slab 3 1/2 inches thick is
15 structurally adequate; (b), footings are not required; and (c), how the patio cover is to be
16 anchored/held-down to resist uplift forces based on a minimum nominal design wind speed, of 129
17 miles per hour.

18
19 **CRC Appendix AX, Section 115992 (a)** is amended to read as follows:

20 Except as provided in Section 115925, when a building permit is issued for the construction of a new
21 swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family
22 home, the respective swimming pool or spa shall be equipped with item #1 below AND at least one
23 additional following seven drowning prevention features:

24
25 **CRC Appendix AX, Section 115922 (a) (1)** is amended to read as follows:

26 An enclosure that meets the requirements of Section 115923 and isolates the swimming pool and spa
27 from the private single-family home. Any walls of the residential structure or accessory structures used
28 to complete the isolation enclosure must have door openings equipped with protection as required in

1 Section 115922 (a) (4) or (5). Any such door protection device provided for this purpose may not be
2 used to comply with the second drowning prevention feature requirement.

3
4 **Chapter 15.08.040 - PLUMBING CODE**

5 **ADOPTION OF THE 2022 CALIFORNIA PLUMBING CODE**

6 Except as provided in this chapter, the California Plumbing Code, 2022 Edition, shall be and become the
7 Plumbing Code of the City, regulating erection, installation, alteration, repair, relocation, replacement,
8 maintenance or use of plumbing systems within the City of Rialto.

9
10 **AMENDMENTS TO THE 2022 CALIFORNIA PLUMBING CODE**

11 The 2022 California Plumbing Code (CPC) is hereby amended as follows:

12 CPC Division II, Scope and Administration, Section 101.0 through 107.0, inclusive of Table 104.5, are
13 deleted in their entirety. Refer to this code, Section 15.08.020.10, Administrative Provisions, for the
14 administration of the CPC.

15
16 **Chapter 15.08.050 - MECHANICAL CODE**

17 **ADOPTION OF 2022 EDITION OF THE CALIFORNIA MECHANICAL CODE**

18 Except as provided in this chapter, the California Mechanical Code, 2022 Edition, shall be and become
19 the Mechanical Code of the City, regulating and controlling the design, construction, installation, quality
20 of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems,
21 Incinerators and other miscellaneous heat producing appliances in the City of Rialto.

22
23 **AMENDMENTS TO THE 2022 CALIFORNIA MECHANICAL CODE**

24 The 2022 California Mechanical Code is hereby amended as follows:

25 CMC Division II, Scope and Administration, Section 101.0 through 107.0, inclusive of Table 104.5, are
26 deleted in their entirety. Refer to this code, Section 15.08.020.10, Administrative Provisions, for the
27 administration of the CMC.

1 **~~Chapter 15.08.060 – ADOPTION BY REFERENCE~~**

2 **Repealed in its entirety and replaced with Chapter 15.08.060 – ELECTRICAL CODE**

3
4 **Chapter 15.08.060 – ELECTRICAL CODE**

5 **ADOPTION OF 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE**

6 Except as provided in this chapter, the California Electrical Code, 2022 Edition, based on the 2020
7 National Electrical Code as published by the National Fire Protection Association, shall be and become
8 the Electrical Code of the City, regulating all installation, arrangement, alteration, repair, use and other
9 operation of electrical wiring, connections, fixtures and other electrical appliances on premises within
10 the City of Rialto.

11
12 **AMENDMENTS TO THE CALIFORNIA ELECTRICAL CODE**

13 The 2022 California Electrical Code (CEC) is hereby amended as follows:

14 Refer to this code, Section 15.08.020.10, Administrative Provisions, for the administration of the CEC.

15
16 **Article 310.106(B)** Conductor Material is amended by the addition of a second paragraph to read as
17 follows:

18 Copper wire shall be used for wiring No. 6 and smaller in all installations. Consideration for use of
19 aluminum wiring can be made by the Building Official for feeder lines only on an individual basis
20 where adequate safety measures can be ensured.

21
22 **Article 310** Conductors for General Wiring is amended by the addition of Article 310.121 to read as
23 follows:

24 **310.121 Continuous inspection of aluminum wiring.** Aluminum conductors of No. six (6) or smaller
25 used for branch circuits shall require continuous inspection by an independent testing agency approved
26 by the Building Official for proper torque of connections at their termination point.

1 **Article 690.13** Building or Other Structure Supplied by a Photovoltaic System:

2 (A) Location. The PV disconnecting means shall be installed at a readily accessible location either on the
3 outside of a building or structure or inside nearest the point of entrance of the system conductors.

4
5 **Article 690.13** Building or Other Structure Supplied by a Photovoltaic System is amended by the
6 addition to read as follows:

7 (A) Location. The PV disconnecting means shall be installed at a readily accessible location either on the
8 outside of a building or structure or inside nearest the point of entrance of the system conductors. **A**
9 **single, visible-open, lockable AC disconnect shall be within 3 feet of the meter on the exterior**
10 **of the building.**

11
12 **Chapter 15.08.070 – PARTIAL INVALIDITY**

13 **Entire chapter to be relocated to Chapter 15.08.130**

14
15 **Chapter 15.08.070 - GREEN BUILDING STANDARDS CODE**

16 **ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA GREEN BUILDING**
17 **STANDARDS CODE**

18 Except as provided in this chapter, those certain building codes known and designated as the California
19 Green Building Standards Code 2022 Edition, shall become the Green Building Code of the City for
20 reducing the negative impact and encouraging sustainable construction practices in the planning and
21 design, energy efficiency, water efficiency and conservation, and environmental quality of all newly
22 constructed buildings or structures in the City of Rialto.

23
24 **AMENDMENTS TO THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.**

25 The 2022 Edition of the California Green Building Standards Code is hereby adopted with no
26 amendments.

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Chapter 15.08.080 – MODIFICATIONS

Repealed in its entirety and replaced with Chapter 15.08.080 – ENERGY CODE

Chapter 15.08.080 – ENERGY CODE

ADOPTION OF 2021 EDITION OF THE CALIFORNIA ENERGY CODE

Except as provided in this chapter, the California Energy Code, 2022 Edition, as developed by the California Energy Commission, shall be and become the Energy Code of the City of Rialto regulating and controlling the energy efficiency of buildings within the City of Rialto.

AMENDMENTS TO THE CALIFORNIA ENERGY CODE

The 2022 Edition of the California Energy Code is hereby adopted with no amendments.

15.08.090 – COMPLETION OF CONSTRUCTION

Entire chapter to be relocated to Chapter 15.08.140

Chapter 15.08.090 – HISTORICAL BUILDING CODE

ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE

Except as provided in this chapter, those certain building codes known and designated as the California Historical Building Code 2022 Edition, shall become the Historical Building Code of the City for the preservation, restoration, rehabilitation, relocation and reconstruction of all qualified buildings or properties designated as historical in the City of Rialto.

AMENDMENTS TO THE 2022 CALIFORNIA HISTORICAL BUILDING CODE.

The 2022 Edition of the California Historical Building Code is hereby adopted with no amendments.

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Chapter 15.08.100 – EXISTING BUILDING CODE

ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA EXISTING BUILDING CODE

Except as provided in this chapter, the California Existing Building Code, 2022 Edition shall become the Existing Building Code of the City, regulating the alteration, repair, addition and change of occupancy of existing structures in the City of Rialto.

AMENDMENTS TO THE 2022 EXISTING BUILDING CODE.

The 2022 California Existing Building Code is hereby amended as follows:
Division II, Scope and Administration, Section 101 through 117 are deleted in their entirety. Refer to this code, Section 15.08.020.10, Administrative Provisions, for the administration of the California Existing Building Code.

Chapter 15.08.110 – REFERENCED STANDARDS CODE

ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA REFERENCED STANDARDS CODE

Except as provided in this chapter, those certain building codes known and designated as the California Referenced Standards Code 2022 Edition, shall become the Referenced Standards Code of the City for determining minimum test and referenced standards required by the California Building Standards Code in the City of Rialto.

AMENDMENTS TO THE 2022 CALIFORNIA REFERENCED STANDARDS CODE

The 2022 Edition of the California Referenced Standards Code is hereby adopted with no amendments.

Chapter 15.08.120 – PROPERTY MAINTENANCE CODE

ADOPTION OF 2021 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE

1 Except as provided in this chapter, the International Property Maintenance Code, 2021 Edition, shall be
2 and become the Property Maintenance Code of the City of Rialto, regulating the maintenance of
3 buildings and structures within the City.

4
5 **AMENDMENTS TO THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE**

6 The International Property Maintenance Code, 2021 Edition, hereby is adopted with the following
7 amendments.

- 8 1. Where the term International Building Code Is used it shall be replaced with the term California
9 Building Code.
- 10 2. Where the term International Residential Code is used it shall be replaced with the term California
11 Residential Code.
- 12 3. Where the term International Plumbing Code is used it shall be replaced with the term California
13 Plumbing Code.
- 14 4. Where the term International Energy Conservation Code is used it shall be replaced with the term
15 California Energy Code.
- 16 5. Where the term International Fire Code is used it shall be replaced with the term California Fire
17 Code.
- 18 6. Where the term International Fuel Gas Code Is used it shall be replaced with the term California
19 Plumbing Code.
- 20 7. Where the term International Mechanical Code is used it shall be replaced with the term California
21 Mechanical Code.
- 22 8. Where the term NFPA 70 is used it shall be replaced with the term California Electrical Code.

23
24 **Section 3.** Except as expressly modified herein, all other provisions of Chapter 15.08
25 remaining unmodified and in full force and effect.

26 **Section 4. Severability and Validity.** If any section, subsection, sentence, clause, phrase
27 or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of
28 any court of competent jurisdiction, such decision shall not affect the validity of the remaining

1 portions of this ordinance. The City Council of the City of Rialto hereby declares that it would have
2 adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof
3 irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions
4 be declared valid or unconstitutionally.

5 **CERTIFICATION**

6 The City Clerk shall certify to the adoption of this ordinance and cause the same to be
7 published once in the local paper and the same shall be in force and effect on and thirty (30) days after
8 its passage and adoption.

9
10 PASSED, APPROVED AND ADOPTED this ____ day of _____, 2022.

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14 _____
15 DEBORAH ROBERTSON, MAYOR
16 CITY OF RIALTO

17 ATTEST:

18
19 _____
20 Barbara A. McGee, CITY CLERK

21
22 APPROVED AS TO FORM:

23
24 _____
25 Eric Vail, CITY ATTORNEY
26
27
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing
6 Ordinance No. _____ was duly passed and adopted at a regular meeting of the City Council of the City
7 of Rialto held on the _____ day of _____, 2022.

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

10
11 Vote on the motion:
12 AYES:
13 NOES:
14 ABSENT:
15

16 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of Rialto
17 this _____ day of _____, 2022.
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