

ORDINANCE NO. 2022-18

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING CHAPTER 8.05, ADOPTION OF CONSTRUCTION CODES, TO TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE AND ADOPTING BY REFERENCE (1) THE 2022 CALIFORNIA BUILDING CODE, (2) THE 2022 CALIFORNIA HISTORICAL BUILDING CODE, (3) THE 2022 CALIFORNIA EXISTING BUILDING CODE, (4) THE 2022 CALIFORNIA MECHANICAL CODE, (5) THE 2022 CALIFORNIA PLUMBING CODE, (6) THE 2022 CALIFORNIA ELECTRICAL CODE, (7) THE 2022 CALIFORNIA ENERGY CODE, (8) THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, (9) THE 2022 CALIFORNIA REFERENCE STANDARDS CODE, (10) THE 2022 CALIFORNIA RESIDENTIAL CODE, (11) THE 2021 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS TO SUCH CODES; AND AMENDING CHAPTER 8.10, ADOPTION OF FIRE CODE, OF TITLE 8 OF THE JURUPA VALLEY MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2022 CALIFORNIA FIRE CODE, TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS TO SUCH CODE

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. The City Council hereby finds, determines, and declares as follows:

(a) Government Code Section 50022.1 *et seq.* authorizes the adoption by reference of the 2022 California Building Standards Codes, including the 2022 California Fire Code specified in this Ordinance.

(b) A duly noticed public hearing, as required by Government Code Section 50022.3, was held by the City Council on November 17, 2022, at which time the City Council heard and considered all public comments on these codes prior to the adoption of this Ordinance.

(c) At least one copy of each code adopted by this Ordinance certified as full, true and correct by the City Clerk of the City of Jurupa Valley have been filed in the Office of the City Clerk at least 15 days preceding the public hearing on November 17, 2022, in accordance with the provisions of Government Code Section 50022.6.

(d) All legal prerequisites to the adoption of this Ordinance have occurred and been fulfilled.

Section 2. Section 8.05.010 (“Adoption of Construction Codes”) of Chapter 8.05 (“Adoption of Construction Codes”) of Title 8 (“Buildings and Construction”) of the Jurupa Valley Municipal Code is hereby amended to read as follows:

“Sec. 8.05.010. - Adoption of construction codes.

Except as hereinafter provided in this Chapter, the City of Jurupa Valley adopts the following codes by reference as the “Construction Codes” of the City of Jurupa Valley:

- (1) California Building Code, 2022 Edition, Volumes 1 and 2 (Part 2 of Title 24 of the California Code of Regulations), including Division II of Chapter 1 and Appendix I, but excluding Appendices A, B, C, D, E, F, G, H, J, K, L, M, N, and O from adoption;
- (2) California Historical Building Code, 2022 Edition (Part 8 of Title 24 of the California Code of Regulations);
- (3) California Existing Building Code, 2022 Edition (Part 10 of Title 24 of the California Code of Regulations), excluding Sections 103 through 115 from adoption;
- (4) California Electrical Code, 2022 Edition (Part 3 of Title 24 of the California Code of Regulations), including the Tables and Annexes thereto, but excluding Annexes E, F, G, H, I and J from adoption;
- (5) California Mechanical Code, 2022 Edition (Part 4 of Title 24 of the California Code of Regulations), excluding Sections 103 through 107 and excluding Appendices A, B, C, E, F, G, and H from adoption;
- (6) California Plumbing Code, 2022 Edition (Part 5 of Title 24 of the California Code of Regulations), including Appendices A, B, D, H, and I, but excluding Sections 103 through 107 and excluding Appendices C, E, F, G, J, K, L, M and N from adoption;
- (7) California Energy Code, 2022 Edition (Part 6 of Title 24 of the California Code of Regulations);
- (8) California Green Building Standards Code, 2022 Edition (Part 11 of Title 24 of the California Code of Regulations);
- (9) California Referenced Standards Code, 2022 Edition (Part 12 of Title 24 of the California Code of Regulations);
- (10) California Residential Code, 2022 Edition (Part 2.5 of Title 24 of the California Code of Regulations), including Appendices AH and AJ, but excluding Sections R103 through R114 and excluding Appendices AA, AB, AC, AD, AE, AF, AG, AI, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY and AZ from adoption; and
- (11) International Property Maintenance Code, 2021 Edition, as published by the International Code Council.

A copy of each of the above referenced Construction Codes shall be maintained in the office of City Clerk and the Building Official, and shall be made available by the City

Clerk for public inspection while such codes are in force. All fees set forth in the Construction Codes adopted by this chapter shall be established by resolution of the City Council or ordinances of the County of Riverside adopted by the City Council pursuant to Chapter 1.35 of the Jurupa Valley Municipal Code.”

Section 3. Section 8.05.020 (“California Building Code Amendments”) of Chapter 8.05 (“Adoption of Construction Codes”) of Title 8 (“Buildings and Construction”) of the Jurupa Valley Municipal Code is hereby amended to read as follows:

“Sec. 8.05.020. - California Building Code amendments.

The following amendments, additions and deletions are made to the California Building Code, 2022 Edition, as adopted by this chapter:

- (1) Division II of Chapter 1 of the 2022 California Building Code is hereby adopted as amended in Section 8.05.030.
- (2) Includes the adoption of Appendix I.
- (3) Appendices A, B, C, D, E, F, G, H, J, K, L, M, N and O are not adopted.”

Section 4. Section 8.05.030 (“Administrative Provisions for Title 8”) of Chapter 8.05 (“Adoption of Construction Codes”) of Title 8 (“Buildings and Construction”) of the Jurupa Valley Municipal Code is hereby amended to read as follows:

“Sec. 8.05.030. - Administrative provisions for Title 8.

This chapter shall be cited as the Administrative Provisions to Title 8 of the Jurupa Valley Municipal Code, and shall apply to all referenced and adopted codes in Title 8, including the Construction Codes, unless otherwise provided. Division II of Chapter 1 of the 2022 California Building Code is hereby adopted, subject to the particular additions, amendments, and deletions as set forth below.

- (1) Amendment—Section 101.1—Title.

Section 101.1 is hereby amended in its entirety to read as follows:

101.1 Title. These regulations shall be known as the Administrative Provisions to Title 8 of the Jurupa Valley Municipal Code and shall apply to all of the referenced and adopted codes in Title 8, including the Construction Codes, unless otherwise provided.

- (2) Amendment—Section 101.4—Referenced codes.

Section 101.4 is hereby amended in its entirety to read as follows:

101.4 Referenced codes. The other codes specified in sections 101.4.1 through 101.4.13 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 The 2022 California Building Code as adopted and amended by Chapter 8.05.

101.4.2 The 2022 California Green Building Standards Code as adopted and amended by Chapter 8.05.

101.4.3 The 2021 International Property Maintenance Code as adopted and amended by Section 8.05.040.

101.4.4 The 2022 California Residential Code as adopted and amended by Chapter 8.05.

101.4.5 The 2022 California Mechanical Code as adopted and amended by Chapter 8.05.

101.4.6 The 2022 California Fire Code as adopted and amended by Chapter 8.10.

101.4.7 The 2022 California Plumbing Code as adopted and amended by Chapter 8.05.

101.4.8 The 2022 California Electrical Code as adopted and amended by Chapter 8.05.

101.4.9 The 2022 California Energy Code as adopted and amended by Chapter 8.05.

101.4.10 The 2022 California Existing Building Code, as adopted and amended by Chapter 8.05.

101.4.12 The 2022 California Historical Building Code, as adopted and amended by Chapter 8.05.

101.4.13 The 2022 California Reference Standards Code, as adopted and amended by Chapter 8.05.

(3) Section 103.1 is hereby amended in its entirety to read as follows:

103.1 Creation of enforcement agency. The Jurupa Valley Department of Building and Safety is hereby created and the official in charge thereof shall be known as the Building Official. The function of this Department shall be the implementation, administration and enforcement of the provisions of this code.

- (4) Addition—Section 104.11.5—Application for request to use alternative materials, design, or methods of construction and equipment.

Section 104.11.5 is hereby added to read as follows:

104.11.5 Application for request to use alternative materials, design, or methods of construction and equipment. Requests for the use of alternative materials, design, or methods of construction or equipment must be made in writing on the City of Jurupa Valley “Request to use Alternate Materials, Design and Methods” application form and an application fee must be paid at the time of request submittal. Applications shall be specific to a project address and approval for a specific project shall not constitute approval for use at any other locations.

- (5) Addition—Section 105.1.3—Permits required.

Section 105.1.3 is hereby added to read as follows:

105.1.3 Permits required. No person, firm, or corporation shall erect, re-erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or other structure in the city, without obtaining a valid building permit prior to commencement of any work. A Building permit is also required for the following specified items:

1. Retaining walls over two feet in height (measured from the top of the footing) and walls of any height if supporting a surcharge or any superimposed load other than the natural fill of level earth. Retaining walls are required for any unsupported excavation with vertical banks more than two feet high or unsupported excavations of any height if supporting a surcharge or any superimposed load other than the natural fill of level earth.
2. Fence or fences over three feet in height constructed or made of any material including, but not limited to, wood, plastic, metal, chain link, wrought iron, masonry, block, brick, or stone.
3. Any sign which requires a Planning Department sign permit as specified in the Jurupa Valley Municipal Code, except signs painted directly onto an existing building, or sign structure or sign board, or the refacing of a previously approved sign canister with Plexiglas, flexible sign face, or similar material provided no structural changes are made to the sign structure or canister.
4. Accessory structures of any size when noncombustible materials or ignition-resistant materials are required in Section 710A of the 2022 CA Building Code or Section R337.10 of the 2022 CA Residential Code.

(6) Amendment—Section 105.2—Work exempt from permit.

Section 105.2 is hereby amended in its entirety to read as follows:

Work Exempt from Permit. Exemptions from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of this code or any other laws or ordinances of this jurisdiction. A building permit shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet. Accessory structures of any size when noncombustible materials or ignition-resistant materials are required in Section 710A of the 2022 CA Building Code or Section R337.10 of the 2022 CA Residential Code are not exempt from the permit requirements.
2. Fences not over three (3) feet high.
3. Oil derricks.
4. Retaining walls that are not over two (2) feet in height measured from the top of the footing to the top of the wall, unless supporting a surcharge or any superimposed load other than the natural fill of level earth or impounding Class I, II, or IIIA liquids.
5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks and driveways not more than 30 inches 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, countertops, and similar finish work.
8. Temporary motion picture, television, and theater stage sets and scenery.
9. Prefabricated swimming pool accessory to a Group R-3 Occupancy that are less than 24 inches deep, do not exceed 5,000 gallons, 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. In Group R-3 and U occupancies, window awnings that do not project more than 54 inches from the exterior wall, when supported by an exterior wall and do not require additional support.

13. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches in height.

14. Residential decks not exceeding 200 square feet in area, with a walking surface that is not more than 30" above grade at any point, is not attached to a dwelling, and does not serve as a required path of egress or required path of accessibility. Decks located in a front yard setback will require approval from the Planning Department of the City of Jurupa Valley.

Electrical:

1. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus. A temporary electrical service is not exempt from permit requirements.

Gas:

1. Portable heating appliances.

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

Mechanical:

1. Portable heating appliance.

2. Portable ventilation equipment.

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

Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.
3. The installation of water-conserving plumbing fixtures in the same location as replacements for existing plumbing fixtures shall not require a permit or inspection from the Building Department. The replacement plumbing fixtures shall comply with the requirements of Chapter 8.05 of the Jurupa Valley Municipal Code.

Grading:

1. Grading requirements and permits shall be as required by the Jurupa Valley Municipal Code. Chapter 8.70

(7) Amendment—Section 105.3.2—Time limitation of application.

Section 105.3.2 is hereby amended in its entirety to read as follows:

105.3.2 Time limitation of application or plan check. An application for a permit or a plan check submittal for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time, for additional periods not exceeding 90 days each. The

extension shall be requested in writing and shall demonstrate justifiable cause for the requested extension. Extensions will not be approved until all applicable fees have been paid to the City Jurupa Valley.

(8) Amendment—Section 105.5—Expiration.

Section 105.5 is hereby amended in its entirety to read as follows:

105.5 Expiration and Renewal. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 months after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and shall demonstrate justifiable cause for the requested extension. Extensions will not be approved until all applicable fees have been paid to the City of Jurupa Valley.

Renewal: Extensions will only be granted prior to the expiration of a permit. When a permit has expired, work cannot be recommenced prior to obtaining a new permit. Requests to renew an expired permit shall be submitted to the Building Official, in writing, demonstrating justifiable cause and subject to the approval of the Building Official. If approved by the Building Official the fee shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that the suspension or abandonment has not exceeded one year. To renew a permit after more than a year of suspension or abandonment the permittee shall pay a new full permit fee.

(9) Amendment—Section 105.6—Suspension or revocation.

Section 105.6 is hereby amended in its entirety to read as follows:

105.6 Suspension or revocation. The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or is in violation of any ordinance or regulation or any of the provisions of this code. The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this code if construction noise is generated in violation of the Jurupa Valley Municipal Code Chapter 11.05

The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this code if dust is generated in excess of local, state or federal standards or conditions of project approval.

(10) Amendment—Section 105.7—Placement of permit.

Section 105.7 is hereby amended in its entirety to read as follows:

Section 105.7 Placement of permit. The required permits and approved plans shall be maintained in good condition and be posted or otherwise made available such as to allow the Building Official to conveniently make the required entries regarding the inspection of work.

(11) Addition—Section 105.8—Transferability.

Section 105.8 is hereby added to read as follows:

105.8 Transferability. No permit issued pursuant to Title 8 of the Jurupa Valley Municipal Code shall be transferable to any other person or apply to any location other than that stated in the permit.

(12) Amendment—Section 109.2—Schedule of permit fees.

Section 109.2 is hereby amended in its entirety to read as follows:

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, plumbing systems, or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the current fee schedule as adopted by ordinance or fee resolution of the City Council. The Building Official shall apply the applicable fee from the fee schedule to the proposed project, including, where applicable, an hourly rate using the billable hourly rates established by the fee schedule. The Building Official shall have the final authority to establish the appropriate fee category for the project submitted.

(13) Amendment—Section 109.4—Work commencing before permit issuance.

Section 109.4 is hereby amended in its entirety to read as follows:

109.4 Investigation fee. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be determined by the currently adopted fee schedule and shall not be less than the actual costs as determined by the Building Official.

(14) Amendment—Section 109.6—Refunds.

Section 109.6 is hereby amended in its entirety to read as follows:

109.6 Refunds. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than 80 percent of the permit inspection fee paid when no work has been started under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee is paid is withdrawn or canceled before any plan reviewing is started.

The Building Official shall not authorize refunding of any fee paid except on a written request for refund submitted by the original applicant or original permittee not later than 180 days after the date of the fee payment.

(15) Addition—Sections 110.3.3.1—Roof sheathing and shear inspection.

Section 110.3.3.1 is hereby added read as follows:

110.3.3.1. Roof sheathing and shear inspection. Roof sheathing and shear inspections shall be performed after roof sheathing and all structural shear panels or walls are in place and secured by nailing or other approved methods.

(16) Addition—Sections 110.3.7.1—Plaster inspection.

Section 110.3.7.1 is hereby added to read as follows:

110.3.7.1. Plaster inspection. Plaster inspections shall be performed after the application of the scratch coat.

(17) Addition—Section 110.7—Re-inspections.

Section 110.7 is hereby added to read as follows:

110.7 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections previously called for are not made. The amount of the fee shall be the minimum building inspection fee or as set forth in an established fee schedule.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed when the inspection record permit card is not posted or otherwise available on the work site, the approved plans are not readily available for the City of Jurupa Valley building inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from the plans requiring the approval of the Building Official.

To obtain a re-inspection, the applicant shall pay the re-inspection fee as set forth in the established fee schedule.

In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

(18) Amendment—Section 111.2—Certificate issued.

Section 111.2 is hereby amended in its entirety to read as follows:

111.2 Certificate issued. A Certificate of Occupancy shall not be issued until all applicable fees have been paid to the City of Jurupa Valley. After the Building Official inspects the building or structure and finds no violation of the provisions of this code or other laws that are enforced by the City of Jurupa Valley, the Building Official shall issue a Certificate of Occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the Building Official.
7. The edition of the code under which the permit was issued.
8. The use, occupancy group, and division, in accordance with the provisions of Chapter 3 of the 2022 California Building Code.
9. The type of construction as defined in Chapter 6 of the 2022 California Building Code.

10. The design occupant load.

11. If an automatic fire sprinkler system is provided.

12. Any special stipulations and conditions of the building permit.

(19) Addition—Section 112.3.1—Authority to disconnect service utilities.

Section 112.3.1 is hereby added to read as follows:

112.3.1 Authority to disconnect service utilities. The Building Official shall have the authority to order disconnection of utilities when a structure, building, or property is in violation of Section 111 or when the continued use of utilities creates or contributes to the existence of a “public nuisance” as defined in this code or as determined by a court ordered action to abate such public nuisance.

When the Building Official has determined that approval for a temporary use of utilities or temporary occupancy per sections 108, 111, or 112 has terminated or violated the conditions of approval, the Building Official shall have the authority to order disconnection of utilities

(20) Amendment—Section 114.4—Violation penalties.

Section 114.4 is hereby amended in its entirety to read as follows:

114.4 Violations, Penalties and Enforcement.

1. No person, firm, partnership, association or corporation shall violate any provisions of this chapter and any provisions of the codes, rules or regulations adopted in Title 8 of the Jurupa Valley Municipal Code.

2. Any person, firm, partnership, association, or corporation violating any of the provisions adopted in Title 8 of the Jurupa Valley Municipal Code by reference, shall be guilty of an infraction, except where otherwise provided in this Title 8 or otherwise provided in the Jurupa Valley Municipal Code. Any person violating a stop work order issued pursuant to section 115 of Division II of Chapter 1 of the 2022 California Building Code shall be guilty of a misdemeanor. Any person who continues to occupy or any person who enters a structure which has been posted “unsafe” by the Building Official pursuant to section 116 of Division II of Chapter 1 of the 2022 California Building Code or Title 8 of the Jurupa Valley Municipal Code shall be guilty of a misdemeanor and shall be subject to administrative penalties pursuant to Chapter 1.20 of the Jurupa Valley Municipal Code.

3. Every person, firm, association, or corporation violating any of the provisions of this chapter or provisions of the codes, rules, or regulations adopted in this chapter by reference is guilty of a separate offense for each day or portion thereof during which the violation continues and shall be punishable thereof as provided in this code.

4. It is unlawful for any person, firm, partnership, corporation, association, or joint venture, either as owner, architect, contractor, artisan, or otherwise, to do or to cause or permit to be done any work, as described in the California Building Standards Code as adopted by reference in Title 8 of the Jurupa Valley Municipal Code, in such a manner that such work does not conform to all the provisions of Title 8 of the Jurupa Valley Municipal Code and the provisions of said California Building Standards Code, as so adopted by reference.

5. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, use, occupy, or maintain any building, structure, equipment, or portion thereof, in the city or cause the same to be done contrary to or in violation of any provision of this title or any provisions of the codes, rules, or regulations adopted in this title. No person shall violate any of the provisions or fail to comply with any of the requirements of this title. Unless a different penalty is prescribed for violation of a specific provision of this title, any person violating any of the provisions or failing to comply with the requirements of this title is guilty of an infraction; provided, however, that any person who violates any of the provisions or fails to comply with any of the requirements of this title and has previously been convicted two or more times during any continuous 12 month period for any crime made punishable by this title shall be guilty of a misdemeanor and shall be subject to administrative penalties pursuant to Chapter 1.20 of the Jurupa Valley Municipal Code.

6. The Jurupa Valley Police Department (Riverside County Sheriff), the Fire Code Official, the Building Official, and the Code Enforcement Officer, of the City of Jurupa are authorized enforce the provisions of this title.

7. Violations of any of the provisions of Title 8 of the Jurupa Valley Municipal Code are also subject to any or all of the provisions of Title 1 Jurupa Valley Municipal Code.”

Section 5. Section 8.05.040 (“International Property Maintenance Code amendments”) of Chapter 8.05 (“Adoption of Construction Codes”) of Title 8 (“Buildings and Construction”) of the Jurupa Valley Municipal Code is hereby amended to read as follows:

Sec. 8.05.040. - International Property Maintenance Code amendments.

The International Property Maintenance Code, 2021 Edition, is hereby adopted, subject to the particular additions, amendments, and deletions as set forth below.

CHAPTER I

SCOPE AND APPLICATION

SECTION 101 GENERAL

- (1) Amendment—Section 101.1—Title.

Section 101.1 is amended in its entirety to read as follows:

101.1. Title.

These regulations shall be known as the International Property Maintenance Code of Jurupa Valley, hereinafter referred to as “this code.”

- (2) Amendment—Section 102.3—Application of other codes

Section 102.3 is amended in its entirety to read as follows:

102.3 Application of other codes. Repairs, additions or alterations to a structure or changes of occupancy classification, shall be done in accordance with the procedures and provisions of the codes as adopted and amended in Chapter 8.05 of the Jurupa Valley Municipal Code.

- (3) Amendment Section 102.8 is amended in its entirety to read as follows:

102.8 Referenced codes and standards. The International codes referenced in this code shall mean the versions as adopted and amended in Chapter 8.05 of the Jurupa Valley Municipal Code.

- (4) Amendment—Section 103 is amended in its entirety to read as follows:

103.1 Administration, Enforcement, and Penalties.

Administration, enforcement, and penalties shall be as set forth in the Section 8.05.030 of the Jurupa Valley Municipal Code.

(5) Amendment—Section 302.4—Weeds.

Section 302.4 is hereby amended in its entirety to read as follows:

302.4 Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 4 inches in height. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.”

Section 6. Chapter 8.10 ("Adoption of Fire Code") of Title 8 ("Buildings and Construction") of the Jurupa Valley Municipal Code is hereby amended to read as follows:

CHAPTER 8.10. - ADOPTION OF FIRE CODE

Sec. 8.10.010. - Fire Code adopted.

Except as stated in this Section or as amended below in Section 8.10.020, all of the provisions and appendices of the 2022 California Fire Code, inclusive of all of the inclusions and exclusions set for in each chapter’s matrix, are hereby adopted and shall apply to the City of Jurupa Valley. In addition, the following provisions that are excluded in the 2022 California Fire Code are hereby adopted - Chapter 1, Division II of the California Fire Code is hereby adopted, except that Section 103.2 and 111.3 are not adopted, and Chapters 3, 25, and Sections 403.11, 503, 510.2, 1103.2, and 5707 are adopted. The provisions of the 2019 California Fire Code and Appendices Chapter B, BB, C, CC, and H shall apply to all incorporated areas of the City by ratification. The California Fire Code shall be known as the Fire Code of the City of Jurupa Valley

Sec. 8.10.020. - Amendments to Fire Code.

The following amendments, additions, and deletions are made to the California Fire Code, 2019 Edition, as adopted by this chapter:

(1) Amendment-Section 101.4-Severability.

Section 101.4 is hereby amended in its entirety to read as follows:

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

to be severable.

(2) Amendment-Section 102.5-Application of residential code.

Section 102.5 is hereby amended in its entirety to read as follows:

102.5 Application of residential code. Where structures are designed and constructed in accordance with the California Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.6 of this code shall apply.
2. Administrative, operational and maintenance provisions of this code shall apply.
3. Automatic fire sprinkler system requirements of this code shall apply to detached accessory buildings 3,600 square feet or greater in accordance with Section 903.2. The provisions contained in Section 903.2.18 of the California Fire Code or Section R309.6 of the California Residential Code may be used for the design of the automatic fire sprinkler system for detached private garages.

(3) Addition-Section 104.1.1-Authority of the Fire Chief and Fire Department.

Section 104.1.1 is hereby added to read as follows:

104.1.1 Authority of the Fire Chief and Fire Department.

1. The Fire Chief is authorized and directed to enforce all applicable state fire laws and provisions of this code and to perform such duties as directed by the City Council.
2. The Fire Chief is authorized to administer, interpret, and enforce this code. Under the Fire Chief's direction, the Riverside County Fire Department is authorized to enforce ordinances of the City of

Jurupa Valley pertaining to the following:

- 2.1. The prevention of fires.
 - 2.2. The suppression or extinguishment of dangerous or hazardous fires.
 - 2.3. The storage, use, and handling of hazardous materials.
 - 2.4. The installation and maintenance of automatic, manual, and other private fire alarm systems and fire extinguishing equipment.
 - 2.5. The maintenance and regulation of fire escapes.
 - 2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures, and other property, including those under construction.
 - 2.7. The maintenance of means of egress.
 - 2.8. The investigation of the cause, origin, and circumstances of fire and unauthorized releases of hazardous materials.
3. The following persons are hereby authorized to interpret and enforce the provisions of this code and to make arrests and issue citations as authorized by law and this code:
- 3.1. The Unit Chief, Peace Officers and Public Officers of the California Department of Forestry and Fire Protection.
 - 3.2. The Fire Chief, Peace Officers and Public Officers of the Riverside County Fire Department.
 - 3.3. The Riverside County Sheriff and any deputy sheriff.
 - 3.4. The Police Chief and any police officer of any city served by the Riverside County Fire

Department.

3.5. Officers of the California Highway Patrol.

3.6. Code Officers of the City of Jurupa Valley
Code Enforcement Department.

3.7. Peace Officers of the California Department of
Parks and Recreation.

3.8. The law enforcement officers of the Federal
Bureau of Land Management.

(4) Amendment-Section 104.7-Liability.

Section 104.7 is hereby amended in its entirety to read as follows:

104.7 Liability. Any liability against Riverside County or the City of Jurupa Valley or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

(5) Addition-Section 104.13-Authority of the Fire Chief to close hazardous fire areas.

Section 104.13 is hereby added to read as follows:

104.13 Authority of the Fire Chief to close hazardous fire areas. Except upon National Forest Land, the Fire Chief is authorized to determine and announce the closure of any hazardous fire area or portion thereof. Any closure by the Fire Chief for a period of more than fifteen (15) calendar days must be approved by the Riverside County Board of Supervisors or City Council, as applicable, within fifteen (15) calendar days of the Fire Chief's original order of closure. Upon such closure, no person shall go in or be upon any hazardous fire area, except upon the public roadways and inhabited areas. During such closure, the Fire Chief shall erect and maintain at all entrances to the closed area sufficient signs giving notice of closure. This section shall not prohibit residents or owners of private property within any closed area, or their invitees, from going in or being upon their lands. This section shall not apply to any entry, in the course of duty, by a peace officer, duly authorized public officer or fire department personnel. For the purpose of this section, "hazardous fire area" shall mean public or private land that is covered with grass, grain,

brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief.

(6) Amendment-Section 107.2-Schedule of permit fees.

Section 107.2 is hereby amended in its entirety to read as follows:

107.2 Schedule of permit fees. Fees for services and permits shall be as set forth in the fee schedule established by the City of Jurupa Valley.

(7) Addition-Section 107.7-Cost recovery.

Section 107.7 is hereby added to read as follows:

107.7 Cost recovery. Fire suppression, investigation, rescue, or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person who negligently, intentionally, or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable fluids or chemicals is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section 53150 *et seq.*, as may be amended from time to time. Any expense incurred by the Riverside County Fire Department for securing such emergency shall constitute a debt of such person and shall be collectable by Riverside County in the same manner as in the case of an obligation under contract, express or implied.

(8) Amendment-Section 111.1 Board of appeals established.

Section 111.1 is hereby amended in its entirety to read as follows:

111.1 Board of appeals established. The Board of Appeals shall be defined and held in conformance with Section 8.10.030 of the Jurupa Valley Municipal Code.

(9) Amendment-Section 112.4---Violation penalties.

Section 112.4 is hereby amended in its entirety to read as follows:

112.4 Violation and penalties. It shall be unlawful for any person, firm, corporation, or association of persons to violate any

provision of this code, or to violate the provisions of any permit granted pursuant to this code. Punishments and penalties for violations shall be in accordance with the City of Jurupa Valley ordinances, any applicable fee schedule and Health and Safety Code Sections 17995, *et seq.*

(10) Amendment-Section 202-Fire Chief definition.

The following definition in Section 202 is hereby amended in its entirety to read as follows:

FIRE CHIEF. The Fire Chief of Riverside County or the Fire Chiefs designee.

(11) Amendment-Section 308.1.6.3-Sky lanterns.

Section 308.1.6.3 is hereby amended in its entirety to read as follows:

308.1.6.3 Sky lanterns or similar devices. A person shall not release or cause to be released a sky lantern or similar device.

(12) Amendment-Section 503.2.1-Dimensions.

Section 503.2.1 is hereby amended in its entirety to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). For additional requirements or alternatives see Riverside County Fire Department Standards and Policies, as may be amended from time to time and the same are hereby incorporated by reference and may be reviewed in the Office of the County Fire Department.

(13) Amendment-Section 503.2.2-Authority.

Section 503.2.2 is hereby amended in its entirety to read as follows:

503.2.2 Authority. The fire code official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access

widths for fire or rescue operations.

(14) Addition-Section 503.6.1 Automatic opener.

Section 503.6.1 is hereby added to read as follows:

503.6.1 Automatic opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with Riverside County Fire Department Standards and Policies, as may be amended from time to time and the same are hereby incorporated by reference and may be reviewed in the Office of the County Fire Department.

Exception: Gates serving individual one- and two-family dwelling parcels.

(15) Addition-Section 503.7-Loading areas and passenger drop-off areas.

Section 503.7 is hereby added to read as follows:

503.7 Loading areas and passenger drop-off areas. On private properties, where fire apparatus access roads are utilized for loading or unloading or utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the minimum required width for the fire apparatus access road.

(16) Addition-Section 507.5.7-Fire hydrant size and outlets.

Section 507.5.7 is hereby added to read as follows:

507.5.7 Fire hydrant size and outlets. As determined by the fire code official, fire hydrant sizes and outlets shall be based on the following:

1. Residential Standard- one (1) four (4) inch outlet and one (1) two and half (2 ½) inch outlet.
2. Super Hydrant Standard- one (1) four (4) inch outlet and two

(2) two and one-half (2 ½) inch outlet.

3. Super Hydrant Enhanced - two (2) four (4) inch outlet and one
(1) two and one-half (2 ½) inch outlet.

(17) Addition-Section 507.5.7-Fire hydrant street marker.

Section 507.5.8 is hereby added to read as follows:

507.5.8 Fire hydrant street marker. Fire hydrant locations shall be visually indicated in accordance with Riverside County Fire Department Technical Policy 06-11, as may be amended from time to time. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer, or person responsible for removal or damage.

(18) Amendment-Section 508.1-General.

Section 508.1 is hereby amended in its entirety to read as follows:

508.1 General. Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code, in all buildings greater than 300,000 square feet (27 870 m²), and in Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.7.

(19) Amendment-Section 508.1.1-Location and access.

Section 508.1.1 is hereby amended in its entirety to read as follows:

Location and access. The fire command center shall be located adjacent to the main lobby and shall be accessible from fire department vehicular access or as approved by the fire code official. The room shall have direct access from the building exterior at the lowest level of fire department access.

(20) Amendment-Section 508.1.3-Size.

Section 508.1.3 is hereby amended in its entirety to read as follows:

508.1.3 Size. The fire command center shall be not less than 0.015 percent of the total building area of the facility served or 200 square feet (19 m²) in area, whichever is greater, with a minimum dimension of 0.7 times the square root of the room area or 10 feet (3048 mm), whichever is greater.

Where a fire command center is solely required because a building is greater than 300,000 square feet (27 870 m²), the fire command center shall have a minimum size of 96 square feet (9 m²) with a minimum dimension of 8 feet (2438 mm) where approved by the fire code official. Amendment-Section 508.1.6-Required features.

(21) Addition-Section 509.2.1 Minimum clearances.

Section 509.2.1 is hereby added to read as follows:

509.2.1 Minimum clearances. A 3-foot (914 mm) clear space shall be maintained around the circumference of exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access, except as otherwise required or approved.

(22) Amendment-Section 608.11.1.2-Manual operation.

Section 608.11.1.2 is hereby amended in its entirety to read as follows:

608.11.1.2 Manual operation. An automatic emergency stop feature shall be provided in accordance with Sections 605.10.2.1 and 605.10.2.2. When required by the fire code official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room in a secure metal box or equivalent and marked as Emergency Controls.

(23) Amendment-Section 903.2-Where required.

Section 903.2 is hereby amended in its entirety to read as follows:

903.2 Where required. In all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where Sections 903.2.1 through 903.2.21 of the California Fire Code require more restrictive requirements than those listed

below, the more restrictive requirement shall take precedence.

Exception: Unless required elsewhere in this code or the California Building Code, automatic fire sprinkler systems shall not be required for the following:

1. Detached Group U occupancies used for agricultural purposes.
2. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses.
3. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles and dining areas with no cooking.
4. Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobilehomes, manufactured homes, and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

The following exceptions in the California Fire Code shall not be allowed:

- a. Exception in Section 903.2.3
- b. Exception in Section 903.2.11.3

(24) Amendment-Section 903.2.3-Group E.

Section 903.2.3 is hereby amended to delete the exception listed within subsection 2.

- (25) Amendment-Section 903.2.11.3-Buildings 55 feet or more in height.

Section 903.2.11.3 is hereby amended in its entirety to read as follows:

903.2.11.3 Buildings 55 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories with an occupant load of 30 or more located 55 feet (16,764 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exceptions:

1. Open parking structures.

- (26) Addition-Section 903.3.5.3-Hydraulically calculated systems.

Section 903.3.5.3 is hereby added to read as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

- (27) Addition-Section 3204.2.1-Minimum requirements for client leased or occupant owned warehouses.

Section 3204.2.1 is hereby added to read as follows:

3204.2.1 Minimum requirements for client leased or occupant owned warehouses. Designs of an automatic sprinkler system for client leased or occupant owned buildings containing high pile storage shall be based on the requirements of NFPA 13. The responsible fire protection engineer shall perform a survey of the building to determine commodity classification, storage configuration, building height, and other information related to the development of an appropriate sprinkler system design. The fire protection engineer shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration. The sprinkler design shall be based on the most demanding requirements determined through the onsite survey and discussions with the building owner or operator. The technical report shall describe the basis for determining the commodity and sprinkler design selection, how the commodities will be isolated or separated, and include references to the design document(s). If a specific fire test is used as the basis of design,

a copy of the fire test report shall be provided at the time of plan review.

(28) Addition-Section 4904.2.1-High Fire Hazard Severity Zone Maps.

Section 4904.2.1 is hereby added to read as follows:

4904.2.1 High Fire Hazard Severity Zone Maps. In accordance with Government Code Sections 51175 through 51189, Very High Fire Hazard Severity Zones (VHFHSZ), located in the Local Responsibility Areas (LRA), are designated as shown on the most recently published VHFHSZ IN LRA map, as recommended and published by the Director of the California Department of Forestry and Fire Protection (CAL FIRE), which may be revised from time to time. The most recent VHFHSZ IN LRA map is on file at the office of the Fire Chief, which supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

(29) Amendment-Table B105.2 Required fire flow for buildings other than on- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.

Table B105.2 is hereby amended in its entirety to read as follows:

TABLE B105.2
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE-AND
TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND
TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE- FLOW (Gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2)	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2)	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute= 3.785 Lim.

- a. The reduced fire-flow shall be not less than 1,000 gallons per minute.
- b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

(31) Section C103.1 of the California Fire Code is hereby deleted in its entirety and replaced with the following:

C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the International Fire Code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3. Fire hydrants shall be provided at street intersections.

Sec. 8.10.030. -Appeals and hearings.

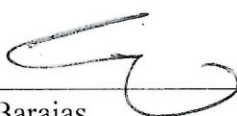
All appeals or other hearings required by the provisions of the California Fire Code, 2019 Edition, adopted by this chapter shall be conducted pursuant to Chapter 2.40 of the Jurupa Valley Municipal Code. Whenever the term "Appeals Board," "Board of Appeals" or other similar language is indicted by any of the codes adopted by this chapter, it shall mean the Hearing Officer pursuant to Chapter 2.05 of this Code."

Section 7. Prior Ordinances Repealed. Upon the effective date of this Ordinance, all former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance of the codes herein adopted by reference and any other ordinance in conflict herewith are hereby repealed and declared to be of no further force and effect; provided,. however, that this action shall not affect or excuse any violation thereof occurring prior to the effective date of this Ordinance and provided further that the Codes adopted by reference and amended by Ordinance No. 2019-18 shall continue to be applicable to construction wherein plans have been submitted for plan check as of the effective date of this Ordinance so long as the initial permit therefor is issued no later than ninety (90) days after the effective date of this Ordinance.

Section 8. Effect of Ordinance. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside in conflict with the terms of this Ordinance. This ordinance shall take effect on January 1, 2023.

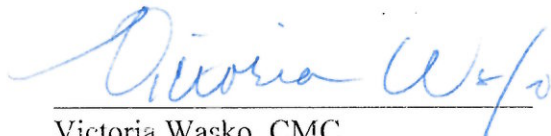
Section 9. Certification. The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley on this 17th day of November.



Chris Barajas
Mayor

ATTEST:



Victoria Wasko, CMC
City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF JURUPA VALLEY)

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2022-18 was duly introduced at a meeting of the City Council of the City of Jurupa Valley on the 20th day of October, 2022, and thereafter at a regular meeting held on the 17th day of November, 2022, it was duly passed and adopted by the following vote of the City Council:

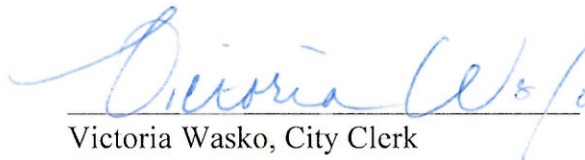
AYES: L. ALTAMIRANO, C. BARAJAS, L. BARAJAS, B. BERKSON, G. SILVA

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 17th day of November, 2022.



Victoria Wasko, City Clerk
City of Jurupa Valley