ORDINANCE NO. 627

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, AMENDING TITLE 8 OF THE LA QUINTA MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE AND CERTAIN SPECIFIED APPENDICES THEREOF, INCLUDING THE 2025 CALIFORNIA ADMINISTRATIVE CODE; 2025 CALIFORNIA BUILDING CODE; 2025 CALIFORNIA RESIDENTIAL CODE; 2025 CALIFORNIA ELECTRICAL CODE; 2025 MECHANICAL CODE; 2025 CALIFORNIA PLUMBING CODE; 2025 CALIFORNIA ENERGY CODE; 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE; 2025 CALIFORNIA HISTORICAL BUILDING CODE; 2025 CALIFORNIA FIRE CODE; 2025 CALIFORNIA EXISTING BUILDING CODE; 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE; AND 2025 CALIFORNIA REFERENCED STANDARDS CODE, AND MAKING FINDINGS OF LOCAL CONDITIONS WITHIN THE CITY OF LA QUINTA WHICH MAKE CERTAIN AMENDMENTS TO THE CALIFORNIA BUILDINGS STANDARDS CODE REASONABLY NECESSARY

WHEREAS, California Health & Safety Code Section 17958 and 18941.5 mandates that the City of La Quinta adopt ordinances or regulations imposing the requirements of certain uniform industry codes adopted by the State pursuant to Health & Safety Code Section 17922; and

WHEREAS, the State of California has adopted the 2025 editions of the California Administrative Code, California Building Code, the California Residential Code, the California Electrical Code, the California Mechanical Code, the California Plumbing Code, the California Energy Code, the California Wildland-Urban Interface Code, the California Historical Building Code, the California Fire Code, the California Existing Building Code, the California Green Building Standards Code, and the California Referenced Standards Code, known collectively as the California Building Standards Code, and comprising Title 24 of the California Code of Regulations; and

WHEREAS, the California Building Standards Code establishes minimum standards to regulate the construction of buildings throughout the State; and

WHEREAS, California Health & Safety Code Section 17958.5 permits the City of La Quinta to make such changes and modifications to the California Building Standards Code as are reasonably necessary because of local conditions; and

WHEREAS, the Building Official, the Design and Development Director, and the Riverside County Fire Marshal have recommended that changes and modifications be made to the California Building Standards Code and have advised that certain of said changes are reasonably necessary due to local conditions in the City of La Quinta and have further advised that the remainder of said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the California Building Standards Code or are reasonably necessary to safeguard life and property within the City of La Quinta.

WHEREAS, the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the governing body of the City and were in effect as of September 30, 2025, and otherwise relate to home hardening as regulated by the California Wildland-Urban Interface Code, which are specific exemptions within Assembly Bill 130 (AB 130, Chapter 22, Statutes of 2025).

WHEREAS, this ordinance aligns with the adopted greenhouse gas reduction strategy and general plan approved on or before June 10, 2025, and incentivizes all-electric construction and complies with federal law in permitting mixed-fuel residential construction.

NOW, THEREFORE, the City Council of the City of La Quinta finds and determines, pursuant to the requirements of Health & Safety Code Section 17958.7 and 18941.5, that there is a need to adopt the changes or modifications to the California Building Standards Code because of local climatic, topographical, and geological conditions, and does ordain as follows:

SECTION 1. Changes and modifications to the California Building Standards Code adopted by the City of La Quinta, as recommended by the Building Official, the Design and Development Director, and the Riverside County Fire Marshal are hereby found to be reasonably necessary due to the following general findings of local conditions:

I. Climatic Conditions:

A. La Quinta has an arid desert climate with rainfall averaging just over three inches annually, reducing the moisture content of combustible materials. Frequent periods of drought and low humidity contribute to the probability of a year-round fire season.

B. For nearly four months each year, average daily high temperatures in La Quinta reach 100 degrees or higher, reducing the amount of added heat required to bring combustible materials to their ignition point.

C. La Quinta is subject to hot, dry winds that further dry combustible materials, adding to the intensity of fires and their potential to spread rapidly. During the summer months the dry winds and existing vegetation mix to create a hazardous fuel condition which has resulted in large loss in vegetation and structure fires. Severe “Santa Ana” winds frequently occur and can move a fire quickly throughout areas of the City. Multiple shifting wind patterns throughout the canyon areas add to the difficulty in suppressing fires.

D. High winds cause failures of electrical supply and telephone communication, reducing the reliability of water supply pumps and timely emergency notification.

E. Because of weather patterns, water is a scarce commodity in desert environments, and La Quinta and its neighboring areas draw more water from the underground aquifer than is replenished naturally. As a result, the area is dependent upon imported water to reduce the effects of overdrafting from the aquifer. Limited storage capacities, high consumption, and droughts reduce

the dependability of future water allocations. Scarcity of water necessitates reducing the need for large volumes of water for firefighting efforts by early suppression through the installation of fire sprinklers in buildings that would otherwise be exempt from sprinkler requirements.

F. Under desert conditions, aluminum wiring is more likely than copper to fail mechanically. Aluminum is more reactive than copper to ambient temperature changes as well as normal heating produced from the flow of electricity. It expands and contracts when subjected to heating and cooling, respectively, more so than does copper. Compared to copper, its lower electrical conductivity generates more heat. Aluminum is also more brittle than copper and is more likely to break or crimp. Arcing can occur if a wire breaks or crimps, causing very high temperatures inside concealed building spaces. Aluminum is more likely to corrode (i.e., oxidize) than copper. When excessive corrosion occurs, it increases the resistance in the circuit and causes overheating. All of these mechanisms of failure increase the risks of fire associated with the use of aluminum wire.

G. The Coachella Valley's desert climate, marked by extreme heat, low humidity, and contrastingly cold winters with frequent frost warnings, places considerable strain on the region's power infrastructure. Delays in expanding electrical capacity have not only hindered the area's ability to accommodate ongoing residential growth but have also challenged the utility's capacity to meet the increasing energy demands of existing customers. Cold weather further complicates this issue by reducing the efficiency of heat pumps, which rely on extracting ambient heat from the outdoor air. As temperatures drop, less heat is available for transfer, forcing the system to work harder to maintain temperatures, resulting in higher energy consumption and reduced performance. These combined challenges, limited infrastructure and the seasonal inefficiency of electric-only systems, support the case for allowing mixed-fuel residential construction as a more resilient and adaptable solution.

II. Topographical Conditions:

A. La Quinta is separated from Los Angeles to the west and Phoenix to the east by mountainous terrain, isolating it from media broadcasts of news and emergency information originating from major metropolitan areas.

B. Much of La Quinta, particularly the southern portion, is situated in alluvial fans, surrounded by mountains, isolating it from media broadcasts of news and emergency information originating from within the Coachella Valley.

C. Major roadways, highways, and flood control channels create barriers that increase Fire Department response times. Undulating terrain incorporated into large country clubs also increases these response times.

D. Streets designed for limited residential traffic and streets designed as storm drains impede emergency vehicle access and evacuation routes.

III. Geological Conditions:

A. La Quinta is situated near several significant sources capable of producing moderate to large earthquakes, including the San Andreas, Garnet Hill, Banning, Eureka Peak, Burnt Mountain, Pinto Mountain, San Gorgonio Pass, and San Jacinto Faults.

B. Faults near La Quinta are capable of producing earthquakes of Magnitude 7.8 or greater, accompanied by intense shaking, liquefaction, and permanent ground displacement, increasing the risk of property damage, or personal injury or death, caused by the failure of structures, necessitating the permitting and inspection of structures that would otherwise be exempt from permit requirements.

C. Seismic activity within the area occurs yearly. As a result, existing structures and planned new development are subject to serious risks, including fire and collapse, disruption of the water supply for firefighting purposes, and isolation from emergency response as a result of bridge, overpass, and road damage and debris.

D. Severe ground shaking during a seismic event increases the probability that above-ground structures will fail. The inherent danger to the public is increased when power lines are installed above ground because of the danger from falling or fallen power poles and the possibility of contacting live power lines.

IV. Other Conditions:

A. Additional amendments are found to be either administrative or procedural in nature or concern themselves with subjects not covered in the California Building Standards Code. These changes include provisions making the California Building Standards Code compatible with other codes enforced by the City.

SECTION 2. As recommended by the Building Official, Design and Development Director, and the Riverside County Fire Marshal, the following local amendments to the 2025 California Building Standards Code are hereby found to be reasonably necessary as identified in the table below and referenced to the express findings noted in Section 1, above.

Local Code Amendments and Express Findings of Necessity		
Code Legend: CBC = California Building Code; CRC = California Residential Code; CEC = California Electrical Code; CFC = California Fire Code; CWUIC = California Wildland-Urban Interface Code; CEnC = California Energy Code; LQMC = La Quinta Municipal Code		
Code	**Amended Section**	**Express Finding**
LQMC	8.01.020	IV.A
LQMC	8.01.030	IV.A

LQMC	8.02.050	IV.A
CBC	105.2	III.A, III.B, IV.A
CBC	903.2	I.A, I.B, I.C, II.D
CBC	1505.1.5	I.A, I.B, I.C, II.D
CEC	120	III.D
CEC	310.1	I.F
CRC	R105.2	III.A, III.B, IV.A
CRC	R902.1.3	I.A, I.B, I.C, II.D
CFC	101.1	IV.A
CFC	101.4	IV.A
CFC	102.5	I, II & III
CFC	102.13.1	IV.A
CFC	104.1.1	IV.A
CFC	104.2	IV.A
CFC	104.8 and 104.8.1	IV.A
CFC	104.12	IV.A
CFC	108.2	IV.A
CFC	108.4	IV.A
CFC	108.7	IV.A
CFC	112.1	IV.A
CFC	113.4	IV.A
CFC	202	IV.A
CFC	308.1.7	I, II & III
CFC	503.1.2.1	I, II, & III
CFC	503.2.1	IV.A
CFC	503.2.2	IV.A
CFC	503.6.1	IV.A
CFC	503.7	IV.A
CFC	507.5.7	I & III
CFC	507.5.8	I, II & III
CFC	508.1	I, II & III
CFC	508.1.1	I, II & III
CFC	508.1.3	I, II & III
CFC	509.2.1	I & III
CFC	608.11.1.2	II & III
CFC	903.2	I, II & III
CFC	903.3.5.3	I & II
CFC	904.2.2.1	I, II & III
CFC	3206.4.2	IV.A
CFC	4107	I, II & III
CFC	4107.1	I, II & III
CFC	4107.2	I, II & III
CFC	4107.2.1	I, II & III
CFC	4107.2.2	I, II & III
CFC	4107.2.3	I, II & III
CFC	5608.1.2	IV.A

CFC	5608.2	I, II & III
CFC	B103.2.1	I, II & III
CFC	Table B105.2	I, II & III
CFC	C103.1	I, II & III
CEnC	110.4(c)	I.G & IV.A
CWUIC	102.4.1.1	IV.A
CWUIC	104.1.1	IV.A
CWUIC	104.2	IV.A
CWUIC	104.8 and 104.8.1	IV.A
CWUIC	105.2	IV.A
CWUIC	108.2	IV.A
CWUIC	108.7	IV.A
CWUIC	109.3.7	IV.A
CWUIC	202	IV.A
CWUIC	302.1.1	IV.A
CWUIC	501.1	I, II, & III
CWUIC	602.1	I, II, & III
CWUIC	602.3.2	I, II, & III
CWUIC	603.1	I, II, & III
CWUIC	603.3	I, II, & III
CWUIC	603.3.1	I, II, & III
CWUIC	604.1	I, II, & III
CWUIC	604.3	I, II, & III
CWUIC	604.3.1	I, II, & III
CWUIC	604.6	I, II, & III
CWUIC	604.7	I, II, & III
CWUIC	604.7.1	I, II, & III
CWUIC	604.7.2	I, II, & III
CWUIC	604.7.3	I, II, & III
CWUIC	604.8	I, II, & III
CWUIC	604.8.1	I, II, & III
CWUIC	604.8.2	I, II, & III
CWUIC	604.8.2.1	I, II, & III
CWUIC	604.8.2.2	I, II, & III
CWUIC	604.8.2.3	I, II, & III
CWUIC	604.8.2.3.1	I, II, & III
CWUIC	604.8.3	I, II, & III
CWUIC	604.8.3.1	I, II, & III
CWUIC	604.8.4	I, II, & III
CWUIC	604.8.4.1	I, II, & III
CWUIC	604.8.4.2	I, II, & III
CWUIC	604.8.5	I, II, & III
CWUIC	604.8.5.1	I, II, & III
CWUIC	604.8.5.2	I, II, & III
CWUIC	604.8.5.3	I, II, & III
CWUIC	604.8.5.4	I, II, & III

CWUIC	604.8.5.5	I, II, & III
CWUIC	604.8.5.5.1	I, II, & III
CWUIC	604.8.5.5.2	I, II, & III
CWUIC	604.8.5.5.3	I, II, & III
CWUIC	604.8.5.6	I, II, & III
CWUIC	604.8.5.6.1	I, II, & III
CWUIC	604.8.5.6.2	I, II, & III
CWUIC	604.8.5.7	I, II, & III
CWUIC	604.9	I, II, & III
CWUIC	604.1	I, II, & III
CWUIC	604.11	I, II, & III
CWUIC	604.11.3	I, II, & III
CWUIC	607.1	I, II, & III
CWUIC	607.1.1	I, II, & III
CWUIC	607.2	I, II, & III
CWUIC	608.1.1	I, II, & III
CWUIC	608.2	I, II, & III
CWUIC	608.2.1	I, II, & III
CWUIC	609.2.7.1	I, II, & III
CWUIC	609.2.7.2	I, II, & III
CWUIC	A102.1	I, II, & III
CWUIC	A105.1	I, II, & III
CWUIC	A105.4	I, II, & III

SECTION 3. A copy of this Ordinance adopting the 2025 California Administrative Code, the 2025 California Building Code, the 2025 California Residential Code, the 2025 California Electrical Code, the 2025 California Mechanical Code, the 2025 California Plumbing Code, the 2025 California Energy Code, the 2025 California Wildland-Urban Interface Code, the 2025 California Historical Building Code, the 2025 California Fire Code, the 2025 California Existing Building Code, the 2025 California Green Building Standards Code, and the 2025 California Referenced Standards Code, along with the findings, amendments, additions, and deletions, shall be filed with the California Building Standards Commission at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833 by the City Clerk of the City of La Quinta.

SECTION 4. **ADOPTION OF BUILDING AND CONSTRUCTION REGULATIONS.** There is hereby adopted an amendment, attached hereto as Exhibit A, to Title 8 of the La Quinta Municipal Code, entitled “Buildings and Construction,” which is incorporated as fully as if set out in full herein, for the purpose of prescribing regulations governing conditions related to building and construction and activities including those certain documents specifically described in said Exhibit A, save and except certain specified portions which are hereinafter deleted, modified, or amended within various Chapters of said Title 8, of which documents being adopted by reference copies are on file with the Building Official and the same are also hereby adopted and incorporated as fully as if set out at length herein.

SECTION 5. **SEVERABILITY:** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more section, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared unconstitutional.

SECTION 6. **EFFECTIVE DATE:** This Ordinance shall be in full force and effect thirty (30) days after its adoption, but no sooner than January 1, 2026.

SECTION 7. **POSTING:** The City Clerk shall, within 15 days after passage of this Ordinance, cause it to be posted in at least three public places designated by resolution of the City Council (Resolution No. 2022-027), shall certify to the adoption and posting of this Ordinance, and shall cause this Ordinance and its certification, together with proof of posting to be entered into the permanent record of Ordinances of the City of La Quinta.

SECTION 8. **CORRECTIVE AMENDMENTS**: the City Council does hereby grant the City Clerk the ability to make minor amendments and corrections of typographical or clerical errors to Exhibit A to ensure consistency of all approved text amendments prior to the publication in the La Quinta Municipal Code.

PASSED, APPROVED and **ADOPTED**, at a regular meeting of the La Quinta City Council held this 16th day of December 2025, by the following vote:

AYES: **Councilmembers Fitzpatrick, Peña, Sanchez, and Mayor Evans**

NOES: **None**

ABSENT: **None**

ABSTAIN: **Councilmember McGarrey**

Linda Evans

LINDA EVANS, Mayor
City of La Quinta, California

ATTEST:

MONIKA RADEVA, City Clerk
City of La Quinta, California

APPROVED AS TO FORM:

WILLIAM H. IHRKE, City Attorney
City of La Quinta, California

EXHIBIT A

Title 8 of the La Quinta Municipal Code, entitled “Buildings and Construction” shall be amended as follows:

1. Section 8.01.010, entitled “Adoption of the California Administrative Code” shall be amended to read as follows:

Certain documents marked and designated as the “2025 California Administrative Code,” published by the California Building Standards Commission, are adopted for establishing administrative, organizational and enforcement rules and regulations for technical codes which regulate site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures and building service equipment.

Each and all of the regulations, provisions, conditions and terms therein, on file with the building official, are referenced and made a part hereof as if fully set out in this chapter, except as otherwise provided in this chapter.

2. Section 8.02.010, entitled “Adoption of the California Building Code” shall be amended to read as follows:

Certain documents marked and designated as the “2025 California Building Code”, Specifically Chapters 1 through 35, Appendix Chapter C (Group U—Agricultural Buildings), Appendix Chapter H (Signs), Appendix Chapter J (Grading), Appendix Chapter N (Replicable Buildings), Appendix Chapter P (Sleeping Lofts), and Appendix Chapter Q (Emergency Housing) within Volumes 1 and 2, published by the California Building Standards Commission are adopted for regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Each and all of the regulations, provisions, conditions and terms therein, on file with the building official, are referenced and made a part hereof as if fully set out in this chapter, except as otherwise provided in this chapter.

3. Section 8.02.020, entitled “Work exempt from permit” shall be readopted under the “2025” code, incorporating revised, new, and amended language to read as follows:

Subsection 105.2 of Section 105 of the California Building Code is amended by deleting the subheading “Building” and its listed items 1 through 13 and replacing them with the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet (11 m 2). It is permissible that these structures still be regulated by Part 7 California Wildland-Urban Interface Code, despite exemption from permit.

2. Fences not over seven (7) feet (2134 mm) in height measured from finished grade and non-retaining masonry walls not over three (3) feet (914 mm) in height measured from top of footing, other than when used as a swimming pool drowning prevention safety feature.

3. Oil derricks.

4. Retaining walls that are not over 2 feet (609 mm in height measured from top of footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.

6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

8. Temporary motion picture, television and theater stage sets and scenery.

9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L), and are installed entirely above ground.

10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

11. Swings and other playground equipment accessory to detached one- and two-family dwellings.

12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.

13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1,753 mm) in height.

4. Section 8.02.030, entitled “Automatic fire-extinguishing systems” shall be readopted under the “2025” code, incorporating revised, new, and amended language to read as follows:

Section 903.2 of the 2025 California Building Code is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems shall be provided as follows:

1. 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 the Sections 903.2.1 – 903.2.21 of the California Building Code require more restrictive requirements than those listed below, the more restrictive requirement shall take precedence.
2. All existing buildings, except for one- and two-family dwellings, shall be retrofitted with automatic fire sprinklers when a structure exceeds 3,600 square feet and changes are made to the building including any of the following: change of use/occupancy, removal of an existing fire wall as defined by the California Building Code, or additions of 50% or more are made to the original building area and the resulting square footage exceeds 5,000 square feet .
3. One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with this Code or the California Residential Code, as applicable. Fire sprinkler systems shall be installed in mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

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

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by California Fire Code Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.
2. Detached Group U occupancies used for agricultural purposes.
3. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses.
4. Non-combustible fueling station canopies not exceeding 10,000 square feet when separated from other buildings by a distance of not less than 50 feet.

5. 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.
6. 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.

The following exceptions in the California Building Code shall not be allowed:
Exception to Section 903.2.3.
Exception to Section 903.2.11.3.

5. Section 8.02.040, entitled "Fire-retardant roofing materials required" shall be readopted under the "2025" code, with existing code amendment section deleted in its entirety and is replaced with updated numbering and new section naming to read as follows:

Section 8.02.040 – Roof covering materials.

Section 1505.1.3 is added to the 2025 California Building Code to read as follows:

1505.1.4 Roof coverings within the City of La Quinta. With the exception of patio covers and similar structures, roof coverings shall be of a Class A rating and shall otherwise comply with the requirements of this code.

Exception: When the existing roof covering is not a Class A rating and all of the following conditions exist:

1. The scope of work is an addition or roof repair, and;

2. The newly roofed area consists of less than 25 percent of the existing roof area.

6. Section 8.03.010, entitled "Adoption of the California Electrical Code" shall be amended read as follows:

Certain documents marked and designated as the *"*2025 California Electrical Code,*"* published by the California Building Standards Commission, are adopted for safeguarding persons and property from hazards arising from the use of electricity.

Each and all of the regulations, provisions, conditions and terms therein, on file with the building official, are referenced and made a part hereof as if fully set out in this chapter, except as otherwise provided in this chapter.

7. Section 8.03.020, entitled "Underground wiring required" shall be readopted under the "2025" code, with existing amended language revised to read as follows:

Article 120 of the 2025 California Electrical Code is added to read as follows:

ARTICLE 120
Underground Wiring Required

120.1 Scope. This article covers the general requirements for restricting the installation of above-ground electrical and other utility components in new construction, and phasing out their use in existing installations.

120.2 Definitions. See Article 100. For the purposes of this article, the following additional definitions apply.

Community Antenna Television System (or CATV). A system of antennas, coaxial cables, wires, wave guides, or other conductors, equipment, or facilities designed, constructed, or used for the purpose of providing television or FM radio service by cable or through its facilities.

Cost of Replacing. Those costs as computed by the Building Official or his or her designee. In making said computation, said City Official shall use those tables and figures provided in that publication entitled “Building Standards,” as published by International Code Council, Whittier, California, and which is current at the time of such computations. Said tables and figures shall apply to a building which would conform to all City and State Regulations, including the City’s Building, Plumbing, Wiring, Mechanical, Fire Codes and Zoning Regulations, which are effective at the time of the computation.

Poles, Wires, and Associated Structures. Poles, towers, supports, wires, crossarms, braces, transformers, insulators, cutouts, switches, communication circuits, appliances, attachments, and appurtenances used in whole or in part for supplying, distributing or transmitting electric energy, radio signals, television signals, telegraphic signals, CATV services, or any similar associated services to a building or structure and the occupants thereof, if any. Also referred to collectively in this article as “utility facilities.”

Utility. All persons or entities supplying, transmitting, or distributing electrical energy and service, radio signals, television signals, telegraphic signals, and providing telephone, electrical, light, radio, television, telegraphic, and CATV services or any similar associated services by means of poles, wires, and associated structures.

120.3 Prohibition. Except as provided in Article 120.4, no person shall construct, install, or place above the surface of the ground any poles, wires, and associated structures, regardless of the use or proposed use of the structure or building to be served thereby.

120.4 Exceptions. The provisions of this article shall not apply to the following poles, wires, and associated structures under the circumstances described herein:

(A) Termination Point for Overhead Utility Facilities. Utility facilities constructed, placed, or installed (referred to herein collectively as "constructed"), or proposed to be constructed within six feet of the lot line of any real property for which service is being or intended to be provided by said utility facilities, if the sole purpose of the construction of utility facilities is to terminate overhead utility facilities. Such utility facilities may be placed at a distance further than six feet from said lot line to enable a maximum underground run of two hundred feet.

(B) Ground-mounted Equipment. Ground-mounted transformers, pedestal-mounted terminal boxes, meter cabinets, concealed ducts, and other appurtenances and associated equipment, which are part of and necessary for the operation of an underground electrical, communication, CATV, radio, or telegraphic system.

(C) Temporary Facilities. Utility facilities installed by a utility for temporary purposes, including, but not limited to, servicing building construction projects for which valid building permits have been issued by the City, and which uses are being or proposed to be conducted in compliance with all requirements of this code, the remainder of the California Building Standards Code, and the La Quinta Municipal Code.

(D) High Voltage Installations. Utility facilities distributing, supplying, and transmitting electrical energy at 34,000 Volts or greater.

120.5 Initial Obligation. The owner, lessee, tenant, or occupant of a building or structure or the owner of property proposed to be developed by a building or structure has the initial obligation to comply with all the requirements of this article, and in performance of said obligation shall make the necessary arrangements with the appropriate utility for the installation and construction of utility facilities so that they will be in compliance with the provisions of this article. This section is not intended to eliminate or limit the obligation of any person, including a utility, to comply at all times with all provisions of this article, but expresses the intent of the La Quinta City Council as to who has the primary obligation of compliance.

120.6 Waiver. If any person believes that the application of any provision of this article is impractical and will cause practical difficulties and unnecessary hardship to him or her or the public in general due to certain topographical conditions, street configurations, underground obstacle, soil, water or other natural conditions which would make the underground installation of utility facilities unreasonable, said person may apply in writing to the Design & Development Department for a waiver of such provision of this article. Said application shall be filed with the Design & Development Department and the City Council shall consider said application no later than thirty (30) days thereafter, at which time it shall hear the Applicant's evidence in support of the application, the comments and recommendations of the City's employees and officials thereon. It may hear other parties. The City Council may grant a waiver from all or any provisions of this article after considering a specific application therefor and after making a finding that the application of the

specific provision in question would be unreasonable, impractical and cause undue hardship to the Applicant or the general public. If the City Council does grant a waiver, it may impose reasonable conditions on said grant in the interest of protecting and preserving the public health, safety and general welfare. The City Council shall make its decision on the application no later than thirty (30) days after it has concluded its consideration thereof. The decision of the City Council shall be final.

120.7 Nonconformance: Continuance and Termination.

(A) Nonconformance. Any legally established utility facility not in conformity with the provision of this article as of the effective date of this ordinance shall be considered nonconforming.

(B) Nonconforming Utility Facilities Not Relocated. Any nonconforming utility facility may continue to be used and may be renewed, altered, enlarged, or have additions thereto in its existing location without any provisions of this article being applicable thereto. However, when any building or structure to which any nonconforming utility facility provides any service is enlarged or an addition is made thereto where the cost of replacing said building or structure including its addition or enlargement exceeds by 50 percent the cost of replacing said building or structure prior to its enlargement or the addition thereto, all utility facilities that provide service to such building or structure, as described in the aforesaid clause, shall be caused to comply with all provisions of this article.

(C) Nonconforming Utility Facilities Relocated. Whenever an existing service is relocated on nonconforming property, or a new service is established on nonconforming property, any such relocated or new service shall be caused to comply with all the provisions of this article.

8. Section 8.03.030, entitled “Copper wire required” shall be readopted under the “2025” code, with existing amended language revised to read as follows:

Section 310.10 of the 2025 California Electrical Code is amended to read as follows:

310.10 Uses Permitted.

The conductors described in 310.104 shall be permitted for use in any of the wiring methods covered in Chapter 3 and as specified in their respective tables or as permitted elsewhere in this Code. However, aluminum conductors shall only be permitted for use to feed main electrical panels or sub-panels. Such aluminum conductors shall not be smaller than size 1/0 AWG.

9. Section 8.04.010, entitled “Adoption of the California Plumbing Code” shall be amended to read as follows:

Certain documents marked and designated as the “2025 California Plumbing Code,” Specifically Chapters 1 through 17, including Table 4-1 (Occupant Load Factor) and Appendix Chapter A (Recommended Rules for Sizing the Water Supply System), Appendix Chapter B (Explanatory Notes in Combination Waste and Vent Systems), Appendix Chapter D (Sizing Storm Water Drainage Systems), Appendix Chapter H (Private Sewage Disposal Systems), Appendix Chapter I (Installation Standards), Append Chapter R (Tiny Houses), and Appendix S (Onsite Stormwater Treatment Systems), published by the California Building Standards Commission, are adopted for regulating the erection, installation, alteration, addition, repair, relocation, replacement, maintenance, or use of any plumbing system.

Each and all of the regulations, provisions, conditions and terms therein, on file with the building official, are referenced and made a part hereof as if fully set out in this chapter, except as otherwise provided in this chapter.

10. Section 8.04.020, entitled “Amendments to the California Plumbing Code” shall be added and read as follows:

Section 8.04.020 – Amendments to the California Plumbing Code.

Section 422.1 of the 2025 California Plumbing Code is amended to read as follows:

422.1 Fixture Count. Plumbing fixtures shall be provided for the type of building occupancy and in the minimum number shown in Table 422.1. The total occupant load and occupancy classification shall be determined in accordance with the California Building Code, or with the Occupant Load Factors in Table 4-1. Occupancy classification not shown in Table 422.1 shall be considered separately by the Authority Having Jurisdiction.

11. Section 8.05.010, entitled “Adoption of the California Mechanical Code” shall be amended to read as follows:

Certain documents marked and designated as the “2025 California Mechanical Code,” Specifically Chapters 1 through 18 and Appendix Chapter B (Procedures to be followed to place gas equipment in operation) and Appendix Chapter C (Installation and testing of oil (liquid) fuel-fired equipment), published by the California Building Standards Commission, are adopted for regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heat-producing appliances.
Each and all of the regulations, provisions, conditions and terms therein, on file with the building official, are referenced and made a part hereof as if fully set out in this chapter, except as otherwise provided in this chapter.

12. Section 8.06.010, entitled “Adoption of the California Residential Code” shall be amended to read as follows:

Certain documents marked and designated as the “2025 California Residential Code”, Specifically Chapters 1 through 10, Chapter 44, Appendix Chapter BB (Tiny Houses), Appendix Chapter BF (Patio Covers), Appendix Chapter BI (Light Straw-clay Construction), Appendix Chapter BJ (Strawbale Construction), Appendix Chapter BM (3D-Printed Building Construction), Appendix Chapter CI (Swimming Pool Safety Act) and Appendix Chapter CJ (Emergency Housing), published by the California Building Standards Commission, are adopted for regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every detached one- and two-family dwelling, townhouse not more than three stories above grade plane in height with a separate means of egress and structures accessory thereto.

Each and all of the regulations, provisions, conditions and terms therein, on file with the building official, are referenced and made a part hereof as if fully set out in this chapter, except as otherwise provided in this chapter.

13. Section 8.06.020, entitled “Work exempt from permit” shall be readopted under the “2025” code, incorporating revised, new, and amended language to read as follows:

Subsection R105.2 of Section 105 of the California Residential Code is amended by deleting the subheading “Building” and its listed items 1 through 10 and replacing them with the following:

Building:

1. Other than storm shelters, one-story detached accessory structures, provided the floor area does not exceed 120 square feet (11.15 m²). It is permissible that these structures still be regulated by Part 7 California Wildland-Urban Interface Code, despite exemption from permit.

2. Fences not over seven (7) feet (2134 mm) in height measured from finished grade and non-retaining masonry walls not over three (3) feet (914 mm) in height measured from top of footing, other than when used as a swimming pool drowning prevention safety feature.

3. Retaining walls that are not over 2 feet (609 mm) in height measured from top of footing to the top of the wall, unless supporting a surcharge.

4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

5. Sidewalks and driveways.

6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L), and are installed entirely above ground.

8. Swings and other playground equipment.

9. Window awnings supported by an exterior wall which do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.

10. Decks not exceeding 200 square feet (18.58 m2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R318.4.

All such structures must comply with the setback and height requirements of the La Quinta Municipal Code, as applicable. Unless otherwise exempted, separate plumbing, electrical, and mechanical permits are required for the above-exempted items.

14. Section 8.06.030, entitled “Fire-retardant roofing materials required” shall be readopted under the “2025” code, with existing code amendment section deleted in its entirety and is replaced with updated numbering and new section naming to read as follows:

Section 8.06.030 – Roof covering materials.

Section R902.1.3 of the 2025 California Residential Code is added to read as follows:

R902.1.3 Roof coverings within the City of La Quinta. With the exception of patio covers and similar structures, roof coverings shall be of a Class A rating and shall otherwise comply with the requirements of this code.

Exception: When the existing roof covering is not a Class A rating and all of the following conditions exist:

1. The scope of work is an addition or roof repair, and;

2. The newly roofed area consists of less than 25 percent of the existing roof area.

15. Section 8.07.010, entitled “Adoption of the California Green Building Standards Code.” shall be amended to read as follows:

Certain documents marked and designated as the “2025 California Green Building Standards Code” Specifically Chapters 1 through 8, published by the California Building

Standards Commission are adopted to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices.

Each and all of the regulations, provisions, conditions and terms therein, on file with the building official, are referenced and made a part hereof as if fully set out in this chapter, except as otherwise provided in this chapter.

16. Section 8.08.010, entitled “Adoption of the California Fire Code” shall be amended to read as follows:

Except as stated in this section or as amended in Section 8.08.020 of this chapter; all of the provisions and appendices of the 2025 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 La Quinta. In addition, the following provisions that are excluded in the 2025 California Fire Code are hereby adopted: Chapter 1, Division II of the California Fire Code is hereby adopted, (except that Sections 103.2 and 112.3 are not adopted); and Chapters 3, 25, and Sections 503, 510.2, 1103.2 *and 5707*, published by the California Building Standards Commission are adopted for the purpose of establishing the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide safety to firefighters and emergency responders during emergency operations within the city.

Each and all of the regulations, provisions, conditions and terms therein, on file with the building official, are referenced and made a part hereof as if fully set out in this chapter, except as otherwise provided in this chapter

17. Section 8.08.020, entitled “Amendments to the California Fire Code” is deleted in its entirety and replaced with the following:

8.08.020 - Amendments to the California Fire Code.

A. Scope and Administration.
   1) Section 101.1 of the California Fire Code is amended as follows:
      101.1 Title. These regulations shall be known as the La Quinta Fire Code, hereinafter referred to as "this code."

   2) Section 101.4 of the California Fire Code is deleted in its entirety and replaced with the following:
      101.4 Severability. If any provision, clause, sentence or paragraph of this code or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this code which

can be given effect without the invalid provision or application, and to this end, the provisions of this code are hereby declared to be severable.

B. Applicability.

1) Section 102.5 of the California Fire Code is amended 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 R317.5.1 of the California Residential Code may be used for the design of the automatic fire sprinkler system for detached private garages.

2) A new Section 102.13.1 is added to Section 102.13 of the California Fire Code to read as follows:

102.13.1 Application of the California Wildland-Urban Interface Code. Where a conflict exists between the adopted provisions of the California Fire Code and the California Wildland-Urban Interface Code, the more restrictive provisions shall apply.

C. Duties and Powers of the Fire Code Official

1) A new Section 104.1.1 is added to Section 104.1 of the California Fire Code to read as follows:

104.1.1 Authority of the Fire Chief and Fire Department.

1. The Fire Chief, Chief Deputy, or their designee, 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, Chief Deputy, or their designee, is authorized to administer, interpret and enforce this code. Under the Fire Chief, Chief Deputy, or their designee's, direction, the Riverside County Fire Department is authorized to enforce ordinances of City of La Quinta 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:
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 La Quinta.
3.7. Peace Officers of the California Department of Parks and Recreation.
3.8. The law enforcement officer of the Federal Bureau of Land Management.

2) Section 104.2 of the California Fire Code is deleted and replaced with the following:
104.2 Determination of compliance. The fire code official shall have the authority to determine compliance with this code, to render interpretations of this code and to develop policies, procedures, guidelines, standards, and information bulletins in order to clarify the application of its provisions. Such interpretations, policies, procedures:
1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.
3. Shall be enforceable as part of this code.

3) Sections 104.8 and 104.8.1 of the California Fire Code are deleted in their entirety and replaced with the following:
104.8 Liability. Any liability against Riverside County and City of La Quinta or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

4) A new Section 104.13 is added to Section 104 of the California Fire Code to read as follows:
104.12 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 and/or the City Council 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.

D. Fees.

1) Section 108.2 of the California Fire Code is deleted in its entirety and replaced with the following:
108.2 Schedule of Permit Fees. Fees for services and permits shall be as set forth in the City of La Quinta Fee Schedule.

2) Section 108.4 of the California Fire Code is deleted in its entirety and replaced with the following:
108.4 Work Commencing Before Permit Issuance. A person who commences any work, activity or operation regulated by this code before obtaining the necessary permits shall be subject to a double (200%) permit fee, without provisions for refund, at the rate established for the specific permit type in the adopted fee schedule.

3) A new Section 108.7 is added to Section 108 of the California Fire Code to read as follows:
108.7 Cost Recovery. Pursuant to California Health and Safety Code sections 11374.5(b)(1), 13009 et seq., 25259.4, 25515(a), 25540(a), 25541 (a), California Government Code sections 53150 et seq, and all other provisions of law, all costs incurred by the Riverside County Fire Department for the inspection and enforcement of any provision of these Codes, the investigation of any fire, explosion or other hazardous condition, the suppression of fire, the response to a traffic collision or accident, the containment and/or mitigation of a hazardous materials release, and any rescue or rendering of medical or physical aid or assistance, may be charged to any responsible party, any person who violates these Codes or any person who, due to a negligent or unlawful act or omission, is responsible for or requires or causes the emergency response of Riverside County Fire Department. Any expense incurred by the Riverside County Fire Department for such an emergency response shall constitute a debt of such person and shall be collectible by the County and City of La Quinta in the same manner as in the case of an obligation under contract, express or implied. These provisions shall be applied uniformly against all such persons in violation of a Penal Code, Vehicle Code, Health and Safety Code or other state law statutory violation; only a county or city official (as applicable) shall have authority to reduce or cancel the debt obligation arising from the incident.

E. Means of Appeals.

1) Section 112.1 of the California Fire Code is deleted in its entirety and replaced with the following:

112.1 Board of Appeals Established. The Board of Appeals shall be the City of La Quinta Construction Board of Appeals as designated in La Quinta Municipal Code Chapter 2.40. The Fire Chief shall be notified of any appeal and the Fire Chief or designee shall be in attendance at the appeal hearing. Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the Construction Board of Appeals. The Fire Chief and Chief Deputy shall be notified of any appeal and the Fire Chief, Chief Deputy or their designee(s) shall be in attendance at the appeal hearing. Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the Appeals Board.

F. Violations.

1) Section 113.4 of the California Fire Code is deleted in its entirety and replaced with the following:

113.4 Violations and Penalties. It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this ordinance, or to violate the provisions of any permit granted pursuant to this code or ordinance. Punishments and penalties for violations shall be in accordance with the City of La Quinta ordinances, fee schedule and California Health and Safety Code Sections 17995 through 17995.5.

G. Definitions.

1) Section 202, definition of "Fire Chief" in the California Fire Code is deleted in its entirety and replaced with the following:

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

H. Open Flames.

1) Section 308.1.7 of the California Fire Code is deleted in its entirety and replaced with the following:

308.1.7 Sky Lanterns or Similar Devices. A person shall not release or cause to be released a sky lantern or similar device.

I. Fire Apparatus Access Roads.

1) A new Section 503.1.2.1 is added to Section 503.1.2 of the California Fire Code to read as follows:

503.1.2.1 Remoteness. Unless otherwise approved, where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

2) Section 503.2.1 of the California Fire Code is deleted in its entirety and replaced with the following:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315 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 (4,115 mm). For additional requirements or alternatives see Riverside County Fire Department Standards and Policies, as may be amended from time to time.

3) Section 503.2.2 of the California Fire Code is deleted in its entirety and replaced with the following:
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.

4) A new Section 503.6.1 is added to Section 503.6 of the California Fire Code 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.
Exception: Gates serving individual one- and two-family dwelling parcels.

5) A new Section 503.7 is added to Section 503 of the California Fire Code 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.

J. Fire Protection Water Supplies.

1) A new Section 507.5.7 is added to Section 507 of the California Fire Code 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 one-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.

2) A new Section 507.5.8 is added to Section 507 of the California Fire Code 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 Guidelines, 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.

K. Fire Command Center.

1) Section 508.1 of the California Fire Code is deleted in its entirety and replaced with the following:
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 buildings greater than 300,000 square feet in area 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 comply with Sections 508.1.1 through 508.1.8.

2) Section 508.1.1 of the California Fire Code is deleted in its entirety and replaced with the following:
508.1.1 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.

3) Section 508.1.3 of the California Fire Code is deleted in its entirety and replaced with the following:
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. The room shall have 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.

L. Fire Protection and Utility Equipment Identification and Location.

1) A new Section 509.2.1 is added to section 509.2 of the California Fire Code is 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.

M. Mechanical Refrigeration.

1) Section 608.11.1.2 of the California Fire Code is deleted in its entirety and replaced with the following:
608.11.1.2 Manual Operation. 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.

N. Automatic Sprinkler Systems.

1) Section 903.2 of the California Fire Code is deleted in its entirety and replaced with the following:

903.2 Where Required.

1. 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 the Sections 903.2.1 – 903.2.21 of the California Fire Code require more restrictive requirements than those listed below, the more restrictive requirement shall take precedence.
2. All existing buildings, except for one- and two-family dwellings, shall be retrofitted with automatic fire sprinklers when a structure exceeds 3,600 square feet and changes are made to the building including any of the following: change of use/occupancy, removal of an existing fire wall as defined by the California Building Code, or additions of 50% or more are made to the original building area and the resulting square footage exceeds 5,000 square feet.
3. 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 mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

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

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.
2. Detached Group U occupancies used for agricultural purposes.
3. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses.
4. Non-combustible fueling station canopies not exceeding 10,000 square feet when separated from other buildings by a distance of not less than 50 feet.
5. 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.
6. 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.

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

1.1. Exceptions in Section 903.2.3.

1.2. Exception 2 in Section 903.2.11.3.

2) A new Section 903.3.5.3 is added to Section 903 of the California Fire Code 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.

O. COMMERCIAL HOOD AND DUCT SYSTEMS.
1) A new Section 904.2.2.1 is added to Section 904.2.2 of the California Fire Code to read as follows:
904.2.2.1 Activation of the Fire Alarm System. Where a fire alarm signaling system, or a Dedicated Function Fire Alarm System is serving the occupancy where the extinguishing system is located, the actuation of the automatic fire-extinguishing system shall actuate the fire alarm signaling system in accordance with the requirements of NFPA 72. If a fire alarm signaling system, or a Dedicated Function Fire Alarm System is not present, one will be required to be installed to provide monitoring for the automatic fire - extinguishing system.

P. HIGH-PILED STORAGE - GENERAL FIRE PROTECTION AND LIFE SAFETY FEATURES
1) A new Section 3206.4.2 is added to Section 3206.4 of the California Fire Code to read as follows:
3206.4.2 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. Unless otherwise approved, a Professional Engineer, Licensed in the State of California, 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.

Q. MOBILE FOOD PREPARATION VEHICLES.
1) A new Section 4107 is added to Chapter 41 of the California Fire Code to read as follows:
4107 MOBILE FOOD PREPARATION VEHICLES.

2) New Sections 4107.1 through 4107.2.3 are added to Section 4107 of the California Fire Code to read as follows:

4107.1 General. Mobile food preparation vehicles that are equipped with appliances that produce smoke or grease-laden vapors shall comply with this section.

4107.2 Maintenance. Maintenance of systems on mobile food preparation vehicles shall be in accordance with Sections 4107.2.1 through 4107.2.3.

4107.2.1 Exhaust system. The exhaust system, including hood, grease-removal devices, fans, ducts and other appurtenances, shall be inspected and cleaned in accordance with Section 606.3.

4107.2.2 Fire protection systems and devices. Fire protection systems and devices shall be maintained in accordance with Section 901.6.

4107.2.3 Fuel gas systems. LP-gas containers installed on the vehicle and fuel-gas piping systems shall be inspected annually by an approved inspection agency or a company that is registered with the U.S. Department of Transportation to requalify LP-gas cylinders, to ensure that system components are free from damage, suitable for the intended service and not subject to leaking. CNG containers shall be inspected every 3 years in a qualified service facility. CNG containers shall not be used past their expiration date as listed on the manufacturer's container label. Upon satisfactory inspection, the approved inspection agency shall affix a tag on the fuel gas system or within the vehicle indicating the name of the inspection agency and the date of satisfactory inspection.

R. FIREWORKS DISPLAY.

1) Section 5608.1.2 is added to Section 5608 of the California Fire Code to read as follows:

5608.1.2 Application for Permit. State Fire Marshal Licensed Operators shall make application for Outdoor Public Fireworks Display to the City of La Quinta at least 21 days prior to the proposed event so as to provide adequate time for the City to make reasonable arrangements for community notification of the tentative event and impacts thereof.

2) A new Section 5608.2 is added to Section 5608 of the California Fire Code to read as follows:

5608.2 Fallout Area. For aerial shells, the minimum required radius of the fallout area shall be 100 ft/in. (22 m/25 mm) of the internal mortar diameter of the largest aerial shell to be fired, unless otherwise approved.

S. Appendix B.

1) A new Section B103.2.1 is added to Section B103.2 of the California Fire Code to read as follows:

B103.2.1 Wildland-Urban Interface Area Subdivisions. The minimum fire flow for any new subdivision or tract constructed within a Wildland-Urban Interface Area shall be 1,500 gallons per minute.

2) Table B105.2 of the California Fire Code is amended 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 California Fire Code	50% of the value in Table B105.1(2)[a]	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the California Fire Code	50% of the value in Table B105.1(2)[b]	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.
[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.

T. Appendix C.
1) Section C103.1 of the California Fire Code is 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.

18. Section 8.14.010, entitled “Adoption of the California Energy Code” shall be amended to read as follows:

Certain documents marked and designated as the “2025 California Energy Code,” published by the California Building Standards Commission, are adopted to make businesses, homes, and appliances more energy efficient through the development and implementation of energy efficiency building practices.

Each and all of the regulations, provisions, conditions and terms therein, on file with the building official, are referenced and made a part hereof as if fully set out in this chapter, except as otherwise provided in this chapter.

19. Section 8.14.020, entitled “Amendments to the California Energy Code” shall be added and read as follows:

Section 8.14.020 – Amendments to the California Energy Code.

Section 110.4(c) of the 2025 California Energy Code is amended to read as follows:

(c) **Heating source sizing.** Heating systems or equipment for pools and/or spas shall meet one of the sizing requirements 1 through 5 below:

1. A solar pool heating system with a solar collector surface area that is equivalent to the following:
   A. For nonresidential and multifamily buildings, 65 percent or greater of the pool and/or spa surface area.
   B. For single-family buildings, 60 percent or greater of the pool and/or spa surface area.
2. A heat pump pool heater as the primary heating system that meets the sizing requirements of Reference Joint Appendix JA16.3. The supplementary heater can be of any energy source; or
3. A heating system that derives at least 60 percent of the annual heating energy from on-site renewable energy or on-site recovered energy.
4. A combination of a solar pool heating system and heat pump pool heater without any additional supplementary heater; or
5. A pool heating system determined by the Executive Director to use no more energy than the systems specified in Items 1, 2, 3, or 4 above.

Exception 1 to Section 110.4(c): Portable electric spas compliant with 20 CCR §1605.3(g)(7) of the Appliance Efficiency Regulations.
Exception 2 to Section 110.4(c): Alterations to existing pools and/or spas with existing heating systems or equipment.
Exception 3 to Section 110.4(c): A pool and/or spa that is heated solely by a solar pool heating system without any backup heater.
Exception 4 to Section 110.4(c): Heating systems that are used exclusively for permanent spa applications in existing buildings with gas availability.
Exception 5 to Section 110.4(c): Heating systems that are used exclusively for permanent spa applications where there is an inadequate Solar Access Roof Area (SARA) as specified in Section 150.l(c)l4 for a solar pool heating system to be installed.
Exception 6 to Section 110.4(c): Gas-fueled heating equipment compliant with federal appliance efficiency standards in areas with existing gas availability.

20. Section 8.15.010, entitled “Adoption of the California Historical Code” shall be amended to read as follows:

Certain documents marked and designated as the “2025 California Historical Building Code,” published by the California Building Standards Commission, are adopted to facilitate the preservation and continuing use of qualified historical buildings or properties while providing reasonable safety for the building occupants and access for persons with disabilities

Each and all of the regulations, provisions, conditions and terms therein, on file with the building official, are referenced and made a part hereof as if fully set out in this chapter, except as otherwise provided in this chapter.

21. Section 8.16.010, entitled “Adoption of the California Existing Building Code” shall be amended to read as follows:

Certain documents marked and designated as the “2025 California Existing Building Code,” published by the California Building Standards Commission, are adopted to promote public safety and welfare by reducing the risk or injury that may result from the effects of earthquakes on existing unreinforced masonry bearing wall buildings

Each and all of the regulations, provisions, conditions and terms therein, on file with the building official, are referenced and made a part hereof as if fully set out in this chapter, except as otherwise provided in this chapter.

22. Section 8.17.010, entitled “Adoption of the California Referenced Standards Code” shall be amended to read as follows:

Certain documents marked and designated as the “2025 California Referenced Standards Code,” published by the California Building Standards Commission, are hereby adopted

Each and all of the regulations, provisions, conditions and terms therein, on file with the building official, are referenced and made a part hereof as if fully set out in this chapter, except as otherwise provided in this chapter.

23. Chapter 8.18, entitled “Wildland Urban Interface Code”, Section 8.18.010, entitled “Adoption of the California Wildland-Urban Interface Code” and Section 8.18.020, entitled “Amendments and Additions to the California Wildland-Urban Interface Code” shall be added and read as follows:

Section 8.18.010 - Adoption of the California Wildland-Urban Interface Code

Certain documents marked and designated as the “2025 California Wildland-Urban Interface Code”, including both provisions adopted by the State Fire Marshal (as indicated by a “X”) and provisions not adopted by the State Fire Marshal (as indicated by a “†”) as set forth in the matrix of each chapter, and specifically Chapter 1, Division II (except that Sections 103.2 and 112.3 are not adopted), and only sections A101 through A102.2, A102.4, A104, A105.1, A105.4 through A105.4.2, A106 through A106.2 and A107 through A107.5 of Appendix A, published by the California Building Standards Commission are adopted to mitigate the risk to life and structures from intrusion of fire from wild land fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

Each and all of the regulations, provisions, conditions and terms therein, on file with the building official, are referenced and made a part hereof as if fully set out in this chapter, except as otherwise provided in this chapter.

Section 8.18.020 - Amendments and Additions to the California Wildland-Urban Interface Code

A. APPLICABILITY,

1) A new Section 102.4.1.1 is added to Section 102.4.1 of the California Wildland-Urban Interface Code to read as follows:

102.4.1.1 Application of the California Wildland-Urban Interface Code. Where a conflict exists between the provisions of the California Fire Code and the California Wildland-Urban Interface Code, the more restrictive provisions shall apply.

B. DUTIES AND POWERS OF THE CODE OFFICIAL.

1) A new Section 104.l.l is added to Section 104.1 of the California Wildland-Urban Interface Code to read as follows:

104.1.1 Authority of the Fire Chief, Chief Deputy, and Fire Department.

1. The Fire Chief, Chief Deputy, or their designee 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 La Quinta City Council.
2. The Fire Chief, Chief Deputy, or their designee is authorized to administer, interpret and enforce this code. Under the Fire Chief, Chief Deputy, or their designee's direction, the Riverside County Fire Department is authorized to enforce City of La Quinta ordinances 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:
   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 Compliance Officers of the City of La Quinta.
   3.7. Peace Officers of the California Department of Parks and Recreation.
   3.8. The law enforcement officer of the Federal Bureau of Land Management.

2) Section 104.2 of the California Wildland-Urban Interface Code is deleted and replaced with the following:

104.2 Determination of compliance. The fire code official shall have the authority to determine compliance with this code, to render interpretations of this code and to develop policies, procedures, guidelines, standards, and information bulletins in order to clarify the application of its provisions. Such interpretations, policies, procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.
3. Shall be enforceable as part of this code.

3) Sections 104.8 and 104.8.1 of the California Wildland-Urban Interface Code are deleted in their entirety and replaced with the following:

104.8 Liability. Any liability against Riverside County and City of La Quinta or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

C. PERMITS.

1) Section 105.2 of the California Wildland-Urban Interface Code is deleted in it's entirety and replaced with the following:

105.2 Permits Required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, removed, converted, demolished or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the code official.

For buildings or structures erected for temporary uses, see Section A108.3. Where required by the code official, a permit shall be obtained for the following activities, operations, practices or functions within a wildland-urban interface area:

1. Automobile wrecking yard.
2. Candles and open flames in assembly areas.
3. Explosives or blasting agents.
4. Fireworks.
5. Flammable or combustible liquids.
6. Hazardous materials.
7. Liquefied petroleum gases.
8. Landscape and fuel modification zones.
9. Lumberyards.
10. Motor vehicle fuel-dispensing stations.
11. Open burning.
12. Pallet Yards.
13. Pyrotechnical special effects material.
14. Tents, canopies and temporary membrane structures.
15. Tire storage.
16. Welding and cutting operations.

D. FEES.

1) Section 108.2 of the California Wildland-Urban Interface Code is deleted in its entirety and replaced with the following:

108.2 Schedule of permit fees. Fees for services and permits shall be as set forth by fee resolution of the City Council.

2) A new Section 108.7 is added to Section 108 of the California Wildland-Urban Interface Code to read as follows:

108.7 Cost recovery. Pursuant to California Health and Safety Code sections 11374.5(b)(1), 13009 et seq., 25259.4, 25515(a), 25540(a), 25541(a), California Government Code sections 53150 et seq, and all other provisions of law, all costs incurred by the Riverside County Fire Department for the inspection and enforcement of any provision of these Codes, the investigation of any fire, explosion or other hazardous condition, the suppression of fire, the response to a traffic collision or accident, the containment and/or mitigation of a hazardous materials release, and any rescue or rendering of medical or physical aid or assistance, may be charged to any responsible party, any person who violates these Codes or any person who, due to a negligent or unlawful act or omission, is responsible for or requires or causes the emergency response of Riverside County Fire Department. Any expense incurred by the Riverside County Fire Department for such an emergency response shall constitute a debt of such person and shall be collectible by the County and City of La Quinta in the same manner as in the case of an obligation under contract, express or implied. These provisions shall be applied uniformly against all such persons in violation of a Penal Code, Vehicle Code, Health and Safety Code or other state law statutory violation; only a county and/or city official shall have authority to reduce or cancel the debt obligation arising from the incident.

E. INSPECTION AND ENFORCEMENT

1) Section 109.3.7 of the California Wildland-Urban Interface Code is deleted in its entirety and replaced with the following:

109.3.7 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 California Health and Safety Code Sections 17995 through 17995.5 and Government Code Section 51185.

F. DEFINITIONS.

1) Section 202, definition of "Fire Chief" in the California Wildland-Urban Interface Code is deleted in its entirety and replaced with the following:

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

G. WILDLAND-URBAN INTERFACE AREA DESIGNATIONS.

1) Section 302.1.1 is added to Section 302.1 of the California Wildland-Urban Interface Code to read as follows:

302.1.1 Designation of Fire Hazard Severity Zones. The La City Council has adopted the recommendations of the State Fire Marshal made pursuant to Government Code section 51178 and designated those areas within the City as moderate, high, and very high fire hazard severity zones as shown on the Local Responsibility Area Fire Hazard Severity Zones Maps published by the Office of the State Fire Marshal.

H. SPECIAL BUILDING CONSTRUCTION REGULATIONS.

1) Section 501.1 of the California Wildland-Urban Interface shall be amended as follows:

501.1 Scope. Buildings and structures in a wildland-urban interface area shall be constructed in accordance with the California Building Code and this code. For the purpose of this Chapter, a wildland-urban interface area shall be defined as a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires, and shall include those areas designated as moderate, high, and very high fire hazard severity zones based on recommendations from the State Fire Marshal pursuant to Government Code Section 51178.

Exceptions:

1. Group U accessory structures not exceeding 120 square feet (11 m^2) in floor area where located not less than 50 feet (15 240 mm) from applicable buildings.
2. Group U agricultural buildings not less than 50 feet (15 240 mm) from applicable buildings.

I. FIRE PROTECTION PLANS.

1) Section 602.1 of the California Wildland-Urban Interface Code is amended as follows:

602.1 General. A fire protection plan shall be submitted to the Fire Code Official for any proposed subdivision of land or building project. The fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards presented for the property under consideration.

The fire protection plan shall be prepared by a registered design professional, qualified landscape architect, qualified fire safety specialist or similar specialist acceptable to the code official and shall analyze the wildfire risk of the building, project, premises or region to recommend necessary changes. Submittal of a preliminary fire protection plan shall be required prior to the submission of a final fire protection plan.

Exception: A single-family dwelling (Group R-3 Occupancy) when located on an existing legal parcel.

2) Section 602.3.2 of the California Wildland-Urban Interface Code is amended as follows:

602.3.2 Final Fire Protection Plan. Final fire protection plan shall include items listed in Section 602.3.1 and the following:

1. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
   1.1. The plant life-form;
   1.2. The scientific and common name; and
   1.3. The expected height and width for mature growth.
2. Identification of irrigated and non-irrigated zones.
3. Requirements for vegetation reduction around emergency access and evacuation routes.
4. Identification of existing vegetation proposed to remain.
5. Identification of points of access for equipment and personnel to maintain vegetation in common areas.

6. Methods and timetables for controlling, changing, or modifying areas on the property.
7. Legally binding statements regarding community responsibility for maintenance of fuel modification zones.
8. Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.

J. VEGETATION PLAN.

1) Section 603.1 of the California Wildland-Urban Interface Code is amended as follows:

603.1 General. Planting of vegetation for new and replacement landscaping shall be selected to reduce vegetation in proximity to a structure and to maintain vegetation as it matures.

2) Section 603.3 of the California Wildland-Urban Interface Code is amended as follows:

603.3 Landscape and Fuel Modification plans. Landscape and Fuel Modification plans shall be submitted for any project located in a WUI area. The landscape and Fuel Modification plan shall include development and maintenance requirements for the vegetation management zone adjacent to structures and roadways, and to provide significant fire hazard reduction benefits for public and firefighting safety.

3) Section 603.3.1 of the California Wildland-Urban Interface Code is amended as follows:

603.3.1 Contents. Landscape plans shall contain the following:

1. Delineation of the 5-foot (1524 mm) (Zone 0), 30-foot (9144 mm) (Zone 1) and 100-foot (30 480 mm) (Zone 2) fuel management zones from all structures.
2. Identification of existing vegetation to remain and proposed new vegetation.
3. Identification of irrigated areas.
4. A plant legend with both botanical and common names, and identification of all plant material symbols.
5. Identification of ground coverings within the 30-foot (9144 mm) zone.

K. MAINTENANCE OF DEFENSIBLE SPACE.

1) Section 604.1 of the California Wildland-Urban Interface Code is amended as follows:

604.1 General. Vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.

2) Section 604.3 of the California Wildland-Urban Interface Code is amended as follows:

604.3 Requirements. Vegetation and fuels around all buildings and structures shall be maintained in accordance with the following laws and regulations:

1. Public Resources Code, Section 4291.
2. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3, Section 1299.03.
3. California Government Code, Section 51182.
4. California Code of Regulations, Title 19, Division 1, Chapter 1, Subchapter 1, Article 3, Section 3.07.
5. The requirements of the California Wildland-Urban Interface Code and Riverside County Fire Department Guidelines.

3) Section 604.3.1 is added to Section 604.3 of the California Wildland-Urban Interface Code to read as follows:

604.3.1 Retroactivity. When required by the Fire Code Official, or State Law, existing Defensible Space/Fuel Modification Zones (FMZ) shall require retrofitting, including thinning and/or removal of plants, trees, and vegetation, to meet this code or State Law. Upon notification by the Fire Code Official, and when approved, work to bring an existing Defensible Space and FMZ into compliance with this code, may be done over a two to four (2-4) year period as determined by the Fire Code Official. A compliance plan prepared by the property owner may be requested for review and approval by the Fire Code Official.

4) Section 604.6 is added to the California Wildland-Urban Interface Code to read as follows:

604.6 Clearance of brush, vegetative growth, and combustible material from improved parcels. All improved parcels declared a Public Nuisance

shall be cleared entirely of combustible material. If the Fire Code Official determines this impractical, the provisions of Section 604.7 may be used.

5) Section 604.7 is added to the California Wildland-Urban Interface Code to read as follows:

604.7 Clearance of fuels or vegetative growth from structures. Clearance of fuels and vegetative growth from structures shall be per sections 604.7.1 through 604.7.4 of this code.

6) Section 604.7.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.7.1 Structures. Any person owning, leasing, controlling, operating, or maintaining any building or structure in, upon, or adjoining any FHSZ, governed by this section, and any person owning, leasing, or controlling any land adjacent to such buildings, shall at all times maintain around and adjacent to such building, an effective firebreak made by removing and clearing away, all combustible material on their property for a distance not less than 100 feet from all portions of the building.

Distances may be increased by the Fire Code Official due to a site-specific analysis based on local conditions and when required, based on a Fire Protection Plan. This section shall not apply to single specimens or stands of protected species of trees, Ornamental Landscape or similar plants used in landscaping and ground covers, that are well-pruned, maintained, and spaced, and do not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation or to interrupt the advance of embers toward a structure.

7) Section 604.7.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.7.2 Timing for new buildings and additions to existing buildings. The provisions of Section 604.7 shall be completed prior to vertical construction of any New Building or addition to an Existing Building.

8) Section 604.7.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.7.3 Photovoltaic Systems. The clearance requirements around freestanding photovoltaic systems and equipment shall comply with the following:

1. A minimum 10-foot clearance for clusters of panels not exceeding 1,500 square feet of combined panel area.
2. A minimum of 30-foot clearance for clusters of panels greater than 1,500 square feet of combined panel area.
3. Clusters shall be separated by a minimum of 20 feet.
4. Panels and clusters shall be not located within 30 feet of any Building subject to clearance requirements of Section 604 unless the clearance requirements of Section 604 are provided as measured from the perimeter of the panel or cluster.

9) Section 604.8 is added to the California Wildland-Urban Interface Code to read as follows:

604.8 Defensible Space clearance zones and requirements. The required 100-foot Defensible Space clearance is identified in three (3) distinct zones: Zone 0, 1, and 2.

10) Section 604.8.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.1 Requirements. Defensible Space shall be in accordance with the requirements of Appendix A of this code, Riverside County Fire Department Guidelines and the specific requirements for each zone listed in Sections 604.8.2 through 604.8.5.

11) Section 604.8.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2 Zone 0 purpose and location. Zone 0 reduces the likelihood of structure ignition by reducing the potential for direct ignition of the structure from flame contact, by embers that accumulate at the base of a wall, and/or indirect ignitions when embers ignite vegetation, vegetative debris, or other combustible materials located close to the structure that result in either a radiant heat and/or a direct flame contact exposure to the structure.

Zone 0 is the horizontal area within the first five (5) feet around the structure, including stairs, balconies, attached or adjacent decks, and outbuildings.

Zone 0 is measured from the edge of a structure, attached or adjacent decks, patio covers, balconies, and floor projections above-grade. Zone 0 also includes the area on the roof of a building, and underneath and on top of attached decks, patio covers, balconies, and stair landings.

Advisory Notice: Riverside County Fire Department has local Zone 0 requirements currently in effect for new Buildings and additions to existing Buildings. New State regulations for Zone 0 are currently under development by the State Board of Forestry and Fire Protection. Any State regulation more restrictive than this code shall apply. This may require thinning and/or removal of plants, trees, and vegetation to meet State Law and regulations.

12) Section 604.8.2.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2.1 Non-Combustible Zone 0 for New Buildings, additions to Existing Buildings, and new or replacement landscape. Fuels, including Combustible Materials and vegetation, are prohibited in Zone 0 for all New Buildings, additions to Existing Buildings, installation of new landscape, and refurbishment of existing landscape areas.

The application date of Section 604.8.2.1 shall be the later application date when any of the following occur:

1. Fire Department Clearance for a New Building or addition to an Existing Building.
2. Building permit for a New Building or addition to an Existing Building.
3. Landscape plans submitted for Riverside County Fire Department review.
4. Replacement of landscape when landscape plans are not required.

13) Section 604.8.2.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2.2 Additional requirements in Zone 0.

1. New and existing tree canopies are prohibited within 10 feet of New Buildings, including the addition portion to Existing Buildings.

   Exception: Existing protected oak trees shall be trimmed to provide a minimum 5-foot clearance above the roof and 5 feet to the side of any New Building, or the addition portion to an Existing Building.

2. Landscaped roofs are prohibited.
3. Vegetation underneath decks is prohibited.
4. Other Combustible Materials underneath any deck, not part of the deck structure itself, shall be removed.
5. Artificial or synthetic grass is prohibited within Zone 0.
6. Vines and climbing plants are not allowed on structures, including decks, patio/shade structures, and any fences within 5 feet of a Building.
7. Combustible mulch and wood chips are prohibited.
8. Firewood is prohibited.
9. All fencing and gates shall be non-combustible. See Section 604.11.

14) Section 604.8.2.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2.3 Zone 0 requirements for Existing Buildings.

15) Section 604.8.2.3.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2.3.1 Zone 0 restrictions. The following requirements apply within Zone 0 for all Existing Buildings with landscape installed prior to January 1, 2026:

1. No combustible landscape mulch or wood chips.
2. No firewood.
3. No vegetation underneath decks.
4. Other Combustible Materials underneath any deck, not part of the deck structure itself, shall be removed.
5. Roofs and gutters on Buildings shall be maintained free of any leaves, needles, or other vegetative Combustible Materials.
6. The vertical clearance distance for trees and vegetation above any roof shall be not less than 3 feet.
7. A minimum 3-foot clearance of trees and vegetation shall be provided to the side and above any eave or roof projection from the exterior wall of a Building. A minimum 3-foot clearance of trees and vegetation shall be provided below any eave or roof projection. This requirement also applies to any patio cover or other Building projections.
8. New trees are not allowed.

9. New or replacement landscaping shall comply with Sections 604.8.1, 604.8.2.1, and 604.8.2.2.

16) Section 604.8.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.3 Zone 1 purpose and location. Zone 1 reduces the likelihood of fire burning directly to the structure. This is accomplished by modifying Fuels and creating a discontinuity between planting groups that limits the pathways for fire to burn to the structure and reduces the potential for near-to-building ember generation and radiant heat exposures. An additional purpose of this zone is to provide a defendable area for fire personnel to stage and take direct action.

Zone 1 is the area within 5-30 feet of structures and decks, with slopes not greater than 20 percent; 5-50 feet from Buildings and decks, when slopes are greater than 20 percent.

17) Section 604.8.3.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.3.1 Requirements and allowable items. This is a minimal planting zone which includes very limited trees of a fire-smart type with additional spacing provided. Plants and other vegetation shall be in accordance with Appendix A of this code and Riverside County Fire Department Guidelines.

18) Section 604.8.4 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.4 Zone 2 purpose and location. Zone 2 is designed to reduce the potential behavior of an oncoming fire in such a way as to drop an approaching fire from the crown of trees to the ground, reducing the flame heights, and the potential for ember generation and radiant heat exposure to structures. Additional benefits of the Zone 2 include facilitating direct defense actions and improving the function of Zones 0 and 1.

Zone 2 is the area from the outer edge of Zone 1 to 100 feet from structures and decks.

19) Section 604.8.4.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.4.1 Requirements and allowable items. Plants and other vegetation shall be in accordance with Appendix A of this code and Riverside County Fire Department Guidelines.

20) Section 604.8.4.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.4.2 Spacing. Spacing of vegetation and trees at the outer edge of Zone 2 shall be based upon the height of the vegetation within Zone 2 or the adjacent area beyond the 100-foot zone, whichever provides for the greater spacing. This may require clearance outside the 100-foot zone or setting back vegetation and trees within Zone 2 away from the 100-foot line.

21) Section 604.8.5 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5 General requirements for Zone 0, 1, and 2.

22) Section 604.8.5.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.1 Dead and dying vegetation. All dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and tree needles shall be removed.

23) Section 604.8.5.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.2 Mulch and wood chips within Zones 1 and 2. Use of combustible Mulch and wood chips shall be in accordance with the requirements Riverside County Fire Department Guidelines.

24) Section 604.8.5.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.3 Firewood. See Section 607.

25) Section 604.8.5.4 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.4 Clearance from chimney, stovepipe. Any portion of a tree or shrub that extends within 10 feet horizontally or vertically of a chimney outlet or stovepipe outlet shall be removed.

26) Section 604.8.5.5 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.5 Trees. New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure.

27) Section 604.8.5.5.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.5.1 Tree spacing. The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 20 feet in Zone 1 and not less than 10 feet in Zone 2. Separation distance may be increased for slopes exceeding 20 percent. Required spacing is measured between trees at maturity.

28) Section 604.8.5.5.2 is added to the California Wildland-Urban Interface Code to read as follows:

29) **604.8.5.5.2 Ground clearance of trees.** Trees exceeding 6 feet in height shall be limbed up from the ground 6 feet or 1/3 the height of the tree, whichever is less.

Exception: Fruit trees when approved by the Fire Code Official.

30) Section 604.8.5.5.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.5.3 Ground cover under tree canopy. When approved ground cover and shrubs are located underneath trees, the vertical clearance to the lowest branch of the tree canopy shall not be less than three times the height of the ground cover or shrub under or adjacent to the tree. The horizontal clearance shall be 3 feet from the trunk of the tree.

31) Section 604.8.5.6 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.6 Continuous tree canopies.

32) Section 604.8.5.6.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.6.1 New Structures. Continuous tree canopies are not allowed. Tree spacing shall be in accordance with Riverside County Fire Department Guidelines.

33) Section 604.8.5.6.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.6.2 Existing Structures. Continuous tree canopies may be allowed as determined by the Fire Code Official but will require the complete removal of any understory and smaller trees to meet requirements for a shaded fuel zone. Any remaining trees shall be limbed up a minimum of 12 feet from the ground or 1/3 the tree height, whichever is less. The intent is to not allow a crown (canopy) fire to spread unchecked to a structure and to bring any crown fire down to the ground level prior to Zone 1.

34) Section 604.8.5.7 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.7 Grasses. Natural or annual grasses shall be mowed to a maximum height of 4-inch stubble with clippings removed.

35) Section 604.9 is added to the California Wildland-Urban Interface Code to read as follows:

604.9 Fire protection equipment and utilities. The clearance requirements of Sections 604.7 and 604.8 shall apply to communication site towers and their support Buildings; required fire protection water supplies, including water tanks, water supply pumps, and pump houses; and any other utility Structure as required by the Fire Code Official. The Fire Code Official may consider a reduced distance, not less than 30 feet, for communication site towers, water tanks, and Structures with no interior space, based upon a site risk assessment. Also see Appendix A.

36) Section 604.10 is added to the California Wildland-Urban Interface Code to read as follows:

604.10 Planting vegetation under or adjacent to energized electrical lines. No vegetation shall be planted under or adjacent to energized power lines that, at maturity, will grow within 10 feet of the energized conductors.

37) Section 604.11 is added to the California Wildland-Urban Interface Code to read as follows:

604.11 Fencing.

38) Section 604.11.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.11.1 Scope. This section only applies to fences, including gates within the fencing, within 5 feet of Building(s), including Decks, (Zone 0) that are in an applicable Fire Hazard Severity Zone req by Chapter 6 of this code.

39) Section 604.11.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.11.2 New fencing. New fencing and gates shall be constructed of a non-combustible material.

40) Section 604.11.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.11.3 Existing fencing. Fencing installed prior to January 1, 2026, may remain.

Exception: The entire fencing not parallel and within 5 feet of the Building, including gates within the fencing, shall be constructed of a non-combustible material when any portion of the existing fencing within 5 feet is being replaced. Fencing beyond 5 feet from the Building is not required to be replaced with non-combustible material.

L. STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS.

1) Section 607.1 of the California Wildland-Urban Interface Code is amended to read as follows:

607.1 General. Firewood and combustible materials shall not be stored in unenclosed spaces beneath Buildings or Structures, or on Decks or under eaves, canopies, or other projections or overhangs. Firewood piles shall be located 30 feet (9144 mm) or more from structures unless completely covered by a fire-resistant material. Exposed wood piles located within the defensible space shall have a minimum clearance of 10 feet (3048 mm) down to bare mineral soil in all directions. Firewood shall not be stored within Zone 0.

2) Section 607.1.1 of the California Wildland-Urban Interface Code is amended to read as follows:

607.1.1 Combustible Materials. Combustible Materials, other than vegetation, stored within Zones 1 and 2 shall not be stored so as to pose a hazard to any Building. Piles shall not exceed 100 square feet of area and a maximum height of 10 feet. Piles shall be separated by a minimum of 20-foot clear area.

3) Section 607.2 of the California Wildland-Urban Interface Code is amended to read as follows:

607.2 Storage for off-site use. Firewood and Combustible Materials not for consumption on the premises shall not be stored within Zones 0, 1, and 2. See Appendix A for storage requirements.

M. BUILDING SITING AND SETBACKS

1) Section 608.1.1 is added to the California Wildland-Urban Interface Code to read as follows:

608.1.1 Restricted development setbacks. New Structures and additions to existing Structures shall not be constructed less than 100 feet from any protected habitat, whether on the same or adjacent Parcels, where the 100-foot Defensible Space required under Section 604.7 cannot be provided, unless an alternate method of construction and protection is provided that can ensure the safety of the Structure and emergency responders as approved by the Fire Code Official. Protected habitat includes lands restricted from brush clearance or modification due to Federal or State listed endangered species. Protected habitat does not include sensitive habitat areas.

2) Section 608.2 of the California Wildland-Urban Interface Code is amended to read as follows:

608.2 General. All parcels shall provide a minimum 30-foot (9144 mm) setback for all buildings from property lines and the center of a road, except as provided for in Section 608.2.1. [CCR T14 §1276.00(a)] This section applies to new Tract and Parcel maps, new Buildings, and additions to Existing Buildings.

3. Section 608.2.1 of the California Wildland-Urban Interface Code is amended to read as follows:

608.2.1 Setback reduction. A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size; topographic limitations; Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat or

other site constraints, and shall provide for an alternative method to reduce structure-to-structure ignition by incorporating a combination of features such as, but not limited to:

1. Non-combustible block walls or fences; or
2. Non-combustible material extending 5 feet (1524 mm) horizontally from the furthest extent of the building; or
3. Hardscape landscaping; or
4. A reduction of exposed windows on the side of the structure with setback less than 30 feet (9144 mm). [CCR T14 §1276.01]

N. RIDGELINES, FUEL BREAKS, AND GREENBELTS.

1. Section 609.2.7.1 is added to the California Wildland-Urban Interface Code to read as follows:

   609.2.7.1 Greenbelts. Subdivisions and other developments, which propose Greenbelts as a part of the development plan, shall locate the Greenbelts strategically, as a separation between wildland fuels and Structures. The locations shall be approved by the inspection authority.

2. Section 609.2.7.2 is added to the California Wildland-Urban Interface Code to read as follows:

   609.2.7.2 Access to Greenbelts. A minimum of one (1) access point shall be provided to new Greenbelts at an approved location to allow for on-going maintenance and firefighter access. Additional access points shall be provided when required by the Fire Code Official.

O. APPENDIX A

1) Section A102.1 of the California Wildland-Urban Interface Code is amended to read as follows:

A102.1 General. Vegetation control shall comply with Sections A102.2 through A102.4 and with Chapter 6.

2) Section A105.1 of the California Wildland-Urban Interface Code is amended to read as follows:

A105.1 General. In addition to the requirements of the California Fire Code, California Wildland-Urban Interface Code Chapter 6, and the La Quinta Municipal code - storage and use of the materials shall be in accordance with Sections A105.2 through A105.4.2.

3) Section A105.4 of the California Wildland-Urban Interface Code is amended to read as follows:

A105.4 Combustible Materials. Outside storage of Combustible Materials such as, but not limited to, wood, rubber tires, building materials, or paper products shall comply with the other applicable sections of this code and this section. Storage of pallets shall be in accordance with California Fire Code, Section 2810. Storage and processing of wood chips, hogged materials, fines, Compost, Compostable Material, Mulch, solid biomass, raw product, and combustible yard waste and recycle material shall be in accordance with California Fire Code, Section 2808.

No changes to the remainder of Title 8.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LA QUINTA)

I, MONIKA RADEVA, City Clerk of the City of La Quinta, California, do hereby certify the foregoing to be a full, true, and correct copy of Ordinance No. 627 which was introduced at a regular meeting on the 2nd day of December, 2025, and was adopted at a regular meeting held on the 16th day of December, 2025, not being less than 5 days after the date of introduction thereof.

I further certify that the foregoing Ordinance was posted in three places within the City of La Quinta as specified in the Rules of Procedure adopted by City Council Resolution No. 2022-027.

MONIKA RADEVA, City Clerk
City of La Quinta, California

DECLARATION OF POSTING

I, MONIKA RADEVA, City Clerk of the City of La Quinta, California, do hereby certify that the foregoing ordinance was posted on the 17th day of December, 2025, pursuant to Council Resolution 2022-027.

MONIKA RADEVA, City Clerk
City of La Quinta, California