ORDINANCE NO. 3067

AN ORDINANCE OF THE CITY OF EL MONTE, CALIFORNIA, ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE COMMONSENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)

WHEREAS, California Health & Safety Code Section 18901 et seq. provides that the Building Standards Commission shall adopt a California Building Standards Code ("CBSC") based on specified uniform codes with input from various State Departments; and

WHEREAS, the CBSC consists of building standards that regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, electrical systems, plumbing, mechanical systems, and maintenance of all buildings in the state and includes the California Building Code (CCR, Title 24, Part 1 & 2); the California Residential Code (CCR, Title 24, Part 2.5); the California Electrical Code (CCR, Title 24, Part 3); the California Mechanical Code (CCR, Title 24, Part 4); the California Plumbing Code (CCR, Title 24, Part 5); the California Energy Code (CCR, Title 24, Part 6); The California Wildland-Urban Interface Code (CCR, Title 24, Part 7) the California Historical Building Code (CCR, Title 24, Part 8); the California Fire Code (CCR, Title 24, Part 9); the California Existing Building Code (CCR, Title 24, Part 10); and the California Green Building Standards Code (CCR, Title 24, Part 11); and the California Reference Standards Code (CCR, Title 24, Part 12); and

WHEREAS, the 2025 CBSC has been adopted and is codified in Title 24 of the California Code of Regulations and became effective January 1, 2026; and

WHEREAS, California Health & Safety Code Section 17922 provides that the Department of Housing and Community Development is to adopt the CBSC and other regulations; and

WHEREAS, the Department of Housing and Community Development has adopted the most recent version of the CBSC; and

WHEREAS, California Health & Safety Code Sections 17958.5 provides that a city may make changes in the provisions adopted pursuant to Health and Safety Code Section 17922 and published in the CBSC or other regulations upon specified findings; and

WHEREAS, California Health & Safety Code Section 17958 further provides that, if a city does not amend, add, or repeal ordinances or regulations to impose those requirements or make changes, the provisions published in the CBSC or other regulations shall be applicable to the city and shall be effective 180 days after publication of the CBSC by the California Building Standards Commission; and

WHEREAS, Pursuant to California Government Code Section 50022.2, the City of El Monte (the "City") may adopt the 2025 Edition of the CBSC by reference as well as other codes; and

WHEREAS, the City Council of the City of El Monte has determined that it would like to adopt the CBSC by reference as well as other codes, as well as make certain amendments thereto; and

WHEREAS, based on the recommendations and findings contained in this Ordinance and the accompanying staff report, the City Council hereby finds and declares that those certain amendments, to the 2025 California Building Standards Code are reasonably necessary because of local climatic, geological, and topographical conditions existing within the City of El Monte, which include, but are not limited to the following:

1. The City is subject to relatively low amounts of precipitation, very low humidity levels, and extremely high temperatures. These climatic conditions are conducive to the spread of drought conditions and fires.

2. The City is in close proximity to the San Andreas Fault and other earthquake faults within the County of Los Angeles. The height limits on accessory structures are reasonably necessary because such structures are not otherwise subject to a building permit and design review, and as a result they are not subjected review for compliance with the Code's seismic structural building standards.

The aforementioned geologic and climatic conditions have also contributed to the loss or damage of 262 homes in the Anaheim fire of 1982, 71 homes in the Baldwin Hills fire of 1985, 33 homes in the Porter Ranch fire of 1988, 162 homes in the Santa Barbara fire of 1990, 3300 homes in the Oakland fire of 1991, 2,232 homes in the Cedar fire of 2003, 1500 homes in the Southern California wildfires of 2007; and more recently, 1,311 structures were lost in the Dixie fire of 2024, over 9,000 home in the Eaton Fire and 6,837 homes in the Palisades Fire. These fires resulted in the tragic loss of lives along with enormous property losses.

WHEREAS, this Ordinance was introduced on August 12, 2026, noticed for a hearing on July 30, 2026; and on August 12, 2026, the City Council held a public hearing on this Ordinance; and conducted a second reading of this Ordinance on August 26th, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL MONTE DOES ORDAIN AS FOLLOWS:

SECTION 1. The following sections and subsections of Chapter 15.01 (Building Code) of Title 15 (Buildings and Construction) of the El Monte Municipal Code are hereby amended in its entirety to read as follows:

Chapter 15.01

BUILDING CODE

15.01.010 - Adoption of Building Code.

Except as may otherwise be provided in this Title, the California Building Code, 2025 Edition (Parts 1 and 2 of Title 24 of the California Code of Regulations), and only Appendices I (Patio Covers), J (Grading), and Q (Emergency Housing). are hereby adopted by reference and made a part of this chapter as though set forth in full herein. These provisions of Title 24, Parts 1 and 2 shall comprise the Building Code of the City of El Monte.

15.01.020 - Definitions

Except as otherwise provided in this chapter, the words used in the El Monte Building Code shall have the meanings ascribed to them within the El Monte Building Code. The foregoing notwithstanding, the following terms shall have the meanings set forth below for purposes of this chapter and the El Monte Building Code:

A. Whenever the term "municipality," "city," "county" or "City of El Monte" is used, it shall mean the City of El Monte or the appropriate department, division, or agency of said city as the context may reasonably require.

B. Whenever the term "Legislative Body," "Board of Supervisors," or "City Council" is used, it shall mean the City Council of the City of El Monte, California.

C. Whenever the term "Building Official" is used, it shall mean the Chief Building Official of the City of El Monte.

D. Whenever the term "Building Department" is used, it shall refer to the Building and Safety Division of the Community and Economic Development Department of the City of El Monte.

E. If any term used in the El Monte Building Code refers to an office, officer, board, commission or other public body not established by, or having jurisdiction over or within, the City of El Monte, the term shall be deemed to refer to such office, officer, board, commission or other public body as shall in fact be charged with the responsibility of performing the duty intended to be performed by said office, officer, board, commission or other public body.

F. The terms "California Building Code," "2025 California Building Code," or "California Building Code, 2025 Edition" as used in the El Monte Municipal Code shall mean and refer to the El Monte Building Code as adopted and incorporated by reference under this chapter.

15.01.030 - Work exempt from permits.

"Section 105.2 – Building" of the 2025 California Building Code, items 2 and 4 are hereby amended to read as follows:

2. Fences not over 6 feet in height

4. Retaining walls that are not over 3 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

15.01.040 - Expiration of permits.

"Section 105.5 – Expiration" of the 2025 California Building Code is hereby amended to read as follows and Section 105.5.1 is of no force or effect:

105.5 EXPIRATION OF PERMITS

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 months after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each and upon the payment of an extension fee as determined by the Building Official, not to exceed 25 percent of the permit fee. The extension shall be requested in writing and justifiable cause demonstrated.

15.01.050 - Fees.

"Section 109 – FEES" of the 2025 California Building Code is hereby amended to read as follows in its entirety:

109 FEES.

A. General. Fees shall be assessed in accordance with the provisions of this Section. All fees or service charges established in connection with this Chapter shall be paid to the El Monte Building and Safety Division. Permit and plan check fees, and any other Code-related fees or service charges shall be the fees and service charges established by resolution of the El Monte City Council and fees and services charges may be amended, modified and/or updated from time to time by City Council resolution.

B. Permit fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. The fee for each permit shall be as set forth in the latest resolution adopted by the City Council. The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official. The value to be used in

computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and other permanent equipment. Where work for which a permit is required by this Code is started or proceeded with prior to obtaining said permit, the fees above specified shall be doubled, but the payment of such doubled fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.

C. Plan review fees. When a plan or other data is required to be submitted for review and approval by the Building Official pursuant to this chapter, a plan review fee shall be paid at the time of submittal of such plan or other data. Where the plan or other data is incomplete or changed so as to require additional plan review (recheck), a recheck fee shall be paid at the time of submittal of such plan or other data. Said plan review and recheck fees shall be established and may be amended from time to time, by resolution of the City Council. The plan review fees specified in this section are separate fees from the permit fees and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.2, an additional plan review fee shall be charged as set forth in the adopted fee schedule.

D. Expiration of plan review. When no permit is issued within one year following the date of the application therefor, the application shall automatically expire. Plans and specifications previously submitted may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may grant application extensions not exceeding 180 days per extension, beyond the initial one-year limit upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken and upon the payment of an extension fee as determined by the Building Official, not to exceed 25 percent of the plan review fee.

E. Fee refunds.

1. The Building Official authorizes the refunding of any fee paid hereunder which was erroneously paid or collected.

2. The Building Official may authorize the refund of not more than eighty (80) percent of the permit fee paid when no work has been done under a permit issued in accordance with this Code.

3. The Building Official may authorize the refund of not more than eighty (80) percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

4. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

15.01.060 - Violations.

"Section 114 – VIOLATIONS" of the 2025 California Building Code shall be amended to read as follows in its entirety:

114. Violations

A. Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, extend, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this Code.

B. Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this Code, or in violation of a permit or certificate issued

under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

C. Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this Code or of the order or direction made pursuant thereto.

D. Violation penalties. Any person who violates a provision of this Code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this Code, shall be subject to penalties as prescribed by law.

E. Violation a misdemeanor. Any person violating any of the provisions of this Chapter or said Building Code shall be deemed guilty of a misdemeanor and shall be punishable as set out in Section 1.16.010 of this Code.

15.01.070 - Roof covering requirements.

"Table 1505.1 – MINIMUM ROOF ASSEMBLY CLASSIFICATION FOR TYPES OF CONSTRUCTION" of the 2025 California Building Code is hereby amended to read as follows:

Table 1505.1 – MINIMUM ROOF ASSEMBLY CLASSIFICATION FOR TYPES OF CONSTRUCTION [a, b]

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

For SIL 1 foot – 304.8 mm, 1 square foot – 0.0929 m^2

a. Unless otherwise required in accordance with the California Wildland-Urban Interfaces Code or due to the location of the building within a fire district with Appendix D.
b. Nonclassified roof coverings shall be permitted on buildings of Group U occupancies, where there is a minimum fire-separation distance of 6 feet measured from the leading edge of the roof.
c. Buildings that are not more than two stories above grade plane and not more than 6,000 square feet of projected roof area and where there is a minimum 10-foot fire-separation distance from the leading edge of the rood to a lot line on all sides of the building, except for street fronts or public ways, shall be permitted to have roofs of No. 1 cedar or redwood shakes and No. 1 shingles constructed in accordance with Section 10505.7.

15.01.080 - Pedestrian protection during construction.

"Section 3306 – PROTECTION OF PEDESTRIANS" of the 2025 California Building Code is hereby amended by adding a new Section 3306.10 to read as follows:

3306.10 Fencing and Pedestrian Protection.

Fencing and pedestrian protection shall be required at all building and demolition sites as follows:

1. Prior to issuance of a demolition or building permit, a pre-demolition site inspection shall be performed verifying sewer cap and temporary toilet location and the capping of electrical, water and gas service to the property.

2. Prior to commencement of work, all new construction or demolition sites shall install minimum 6-foot-high protective chain link fencing with slats or screening incorporated, or wood fencing consistent with Section 3306 of the California Building Code, and Table 3306.1 regardless of distance to the property line. Protective wood canopies shall be installed prior to commencement of work pursuant to the requirements of Section 3306 and Table 3306.1 of the California Building Code.

3. If scaffolding is used on any construction site, the exterior face of the scaffolding shall be covered with mesh screen, tarps or other material sufficient to mitigate dust and debris migration from the site.

4. A Pedestrian Protection Plan shall be approved identifying all areas of required pedestrian protection for the property, prior to the issuance of demolition or building permits. The Plan shall indicate all areas of pedestrian protection or indicate why such protection is not required (e.g., exempt due to distance of construction to property line). The Pedestrian Protection Plan shall be prepared by a licensed contractor, engineer or owner-builder and indicate the proposed protection system to be installed and the method of installation. When conditions make installation of a pedestrian canopy impractical (e.g., a narrow street or alley) an alternative method may be shown on the plan such as pedestrian diversion through use of flag persons and barriers.

5. Any work encroaching into the public right-of-way or involving pedestrian diversion shall require Public Works Department approval of permits and pedestrian protection.

6. In addition to the remedies provided in the Building Code, violations of this Section shall result in revocation or suspension of a building permit pursuant to the procedures set forth in the Code.

15.01.110 - Appendix Q, Emergency Housing

A. Appendix "Q" (Emergency Housing), Section Q103.2.1 of the 2025 California Building Code is hereby amended to read as follows:

Q103.2.1 New additions, alterations, and change of occupancy.

New additions, alterations, and change of occupancy to existing buildings shall comply with the requirements of the California Building Standards Code effective at the time of addition, alteration, or change of occupancy. The requirements shall apply only to and/or within the specific area of the addition, alteration, or change of occupancy.

Exceptions:

1. Existing buildings and structures used for emergency housing and emergency housing facilities may not be required to comply with the California Energy Code, as determined by the enforcing agency.

2. Change in occupancy shall not mandate conformance with new construction requirements set forth in the California Building Standards Code, provided such change in occupancy meets the minimum requirements set forth in this appendix.

A. Appendix "Q" (Emergency Housing), Section Q111 is hereby added for the City to read as follows:
Q111 Alternatives and modifications.

Alternative compliance and/or modifications that are reasonably equivalent to the requirements in this appendix may be granted by the Building Official in individual cases when dealing with buildings or structures used for emergency housing.

15.01.120 - Amendment of Appendix "J" (Grading)

A. Appendix "J" (Grading), Section J109 (Drainage and Terracing) of the 2025 California Building Code is amended by amending Section J109.1 in its entirety to state

the following:

Section J109.1 General. All drainage facilities shall be of such design as to carry surface waters to the nearest practical street, storm drain, or natural watercourse approved by the City Engineer.

Drainage waters shall not flow over a public sidewalk or parkway, but shall be deposited in a concrete receptor, located outside the driveway and parking area where possible, and approved for the purpose, and then carried under the sidewalk or parkway, through the curb into the gutter in a manner approved by the City Engineer.

EXCEPTION: Group U Occupancies and R-3 Occupancies, other than townhouses, may flow over a public sidewalk or parkway.

Surface waters entrapped on adjacent properties by reason of any fill shall be drained by the installation of pipes, conduits, culverts, or flumes in keeping with good engineering practices and design, to the nearest street, storm drain, or natural watercourse, as approved by the Director of Public Works and shall be the responsibility of the owner of the property on which the fill is placed.

No slope of any kind shall drain surface waters onto adjoining property limits and where fill exceeds twelve (12") inches in depth.

15.01.140 – Exclusion of other appendices

Any additional appendices which may happen to be contained within the same book volume as the California Building Code, 2025 Edition, are not adopted or incorporated into the El Monte Municipal Code unless stated in this chapter.

15.01.510 - Reserved.

15.01.520 - Reserved.

15.01.530 - Reserved.

15.01.540 - Reserved.

15.01.550 - Reserved.

15.01.560 - Reserved.

15.01.570 - Reserved.

15.01.580 - Reserved.

15.01.590 - Reserved.

15.01.600 - Reserved.

SECTION 2. The following sections and subsections of Chapter 15.02 of Title 15 (Buildings and Construction) of the El Monte Municipal Code are hereby amended in its entirety to read as follows:

Chapter 15.02

RESIDENTIAL CODE

15.02.010 - Adoption of California Residential Code

Except as may otherwise be provided in this Title, the California Residential Code, 2025 Edition (Part 2.5 of Title 24 of the California Code of Regulations), and Appendices, are hereby adopted by reference and made a part of this chapter as though set forth in full

herein. These provisions of Title 24, Part 2.5 shall comprise the Residential Code of the City of El Monte.

15.02.020 - Reserved.

15.02.030 - Expiration of permits.

Section R105.5 of the 2025 California Residential Code is hereby amended to read as follows:

R105.5 Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 months after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each and upon the payment of an extension fee as determined by the Building Official, not to exceed 25 percent of the permit fee. The extension shall be requested in writing and justifiable cause demonstrated.

15.02.040 - Fees.

Section R108 (Fees) of the 2025 California Residential Code is hereby amended to read as follows in its entirety:
R108 FEES.

A. General. Fees shall be assessed in accordance with the provisions of this Section. All fees or service charges established in connection with this Chapter shall be paid to the El Monte Building and Safety Division. Permit and plan check fees, and any other Code-related fees or service charges shall be the fees and service charges established by resolution of the El Monte City Council and fees and services charges may be amended, modified and/or updated from time to time by City Council resolution.

B. Permit fees. The fee for each permit shall be as set forth in the latest resolution adopted by the City Council. The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and other permanent equipment. Where work for which a permit is required by this Code is started or proceeded with prior to obtaining said permit, the fees above specified shall be doubled, but the payment of such doubled fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.

C. Plan review fees. When a plan or other data is required to be submitted for review and approval by the Building Official pursuant to this chapter, a plan review fee shall be paid at the time of submittal of such plan or other data. Where the plan or other data is incomplete or changed so as to require additional plan review (recheck), a recheck fee shall be paid at the time of submittal of such plan or other data. Said plan review and recheck fees shall be established and may be amended from time to time, by resolution of the City Council. The plan review fees specified in this section are separate fees from the permit fees and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1 of the California Building Code, an additional plan review fee shall be charged as set forth in the adopted fee schedule.

D. Expiration of plan review. When no permit is issued within one year following the date of the application therefor, the application shall automatically expire. Plans and specifications previously submitted may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may grant application extensions

not exceeding 180 days per extension, beyond the initial one-year limit upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken and upon the payment of an extension fee as determined by the Building Official, not to exceed 25 percent of the plan review fee. Once an application, including any extension(s) thereof has expired, the applicant shall file a new application, resubmit plans and specifications and pay a new plan checking or review fee.

E. Fee refunds.

1. The Building Official authorizes the refunding of any fee paid hereunder which was erroneously paid or collected.

2. The Building Official may authorize the refund of not more than eighty (80) percent of the permit fee paid when no work has been done under a permit issued in accordance with this Code.

3. The Building Official may authorize the refund of not more than eighty (80) percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

4. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

15.02.050 - Violations.

Section R113 (Violations) of the 2025 California Residential Code is hereby amended to read as follows:

R113 VIOLATIONS.

R113.1 Unlawful acts.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, extend, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this Code.

R113.2 Notice of violation.

The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this Code, or in violation of a permit or certificate issued under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

R113.3 Prosecution of violation.

If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this Code or of the order or direction made pursuant thereto.

R113.4 Violation penalties.

Any person who violates a provision of this Code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of

a permit or certificate issued under the provisions of this Code, shall be subject to penalties as prescribed by law.

R113.5 Violation a misdemeanor.

Any person violating any of the provisions of this Chapter or said Building Code shall be deemed guilty of a misdemeanor and shall be punishable as set out in Section 1.16.010 of this Code.

SECTION 3. The following sections and subsections of Chapter 15.03 of Title 15 (Buildings and Construction) of the El Monte Municipal Code are hereby amended in its entirety to read as follows:

Chapter 15.03

PLUMBING CODE

15.03.010 - Adoption of California Plumbing Code.

Except as may otherwise be provided in this Title, the California Plumbing Code, 2025 Edition (Part 5 of Title 24 of the California Code of Regulations), including only Appendices A (Recommended Rules for Sizing the Water Supply System), D (Sizing Storm Water Drainage Systems), H (Private Sewage Disposal Systems), and I (Installation Standards), are hereby adopted by reference and made a part of this chapter as though set forth in full herein. These provisions of Title 24, Part 5 shall comprise the Plumbing Code of the City of El Monte.

15.03.020 - Plumbing permit fees.

Section 104.5 (Fees) of the 2025 California Plumbing Code is hereby amended in its entirety to read as:

SECTION 104.5 FEES.

The adopted provisions of the 2025 California Plumbing Code notwithstanding, permit and plan check fees and any other code-related fees or service charges shall be the fees or service charges of the City of El Monte unless changed by resolution of the El Monte City Council and may be amended, modified and/or updated from time to time by resolution.

15.03.030 – Reserved

15.03.040 – Reserved

SECTION 4. The following sections and subsections of Chapter 15.04 of Title 15 (Buildings and Construction) of the El Monte Municipal Code are hereby amended in its entirety to read as follows:

Chapter 15.04

MECHANICAL CODE

15.04.010 - Adoption of California Mechanical Code.

Except as may otherwise be provided in this Title, the California Mechanical Code, 2025 Edition (Part 4 of Title 24 of the California Code of Regulations), including Appendices B and C is hereby adopted by reference and made a part of this chapter as though set forth in full herein. These provisions of Title 24, Part 4 shall comprise the Mechanical Code of the City of El Monte.

15.04.020 - Mechanical permit fees.

Section 104.5 of the 2025 California Mechanical Code is hereby amended in its entirety to read as:

SECTION 104.5 FEES.

The adopted provisions of the 2025 California Mechanical Code notwithstanding, permit and plan check fees and any other code-related fees or service charges shall be the fees or service charges of the City of El Monte unless changed by resolution of the El Monte City Council and may be amended, modified and/or updated from time to time by resolution.

15.04.030 – Reserved

15.04.040 – Reserved

SECTION 5. The following sections and subsections of Chapter 15.05 of Title 15 (Buildings and Construction) of the El Monte Municipal Code are hereby amended to read as follows:

Chapter 15.05

ELECTRICAL CODE

15.05.010 - Adoption of California Electrical Code.

Except as may otherwise be provided in this Title, the California Electrical Code, 2025 Edition (Part 3 of Title 24 of the California Code of Regulations), without any appendices, is hereby adopted by reference and made a part of this chapter as though set forth in full herein. These provisions of Title 24, Part 3 shall comprise the Electrical Code of the City of El Monte.

15.05.020 - Fees.

Section 89.108.4.2 (Fees) of the 2025 California Electrical Code is hereby amended to read as follows:

SECTION 89.108.4.2 Fees.

The adopted provisions of the 2025 California Electrical Code notwithstanding, permit and plan check fees and any other code-related fees or service charges shall be the fees or service charges of the City of El Monte unless changed by resolution of the El Monte City Council and may be amended, modified and/or updated from time to time by resolution.

15.05.030 - Underground service conductors - Installation.

Section 230.30 of the 2025 California Electrical Code is hereby amended by adding additional paragraphs to read as follows:

(C) Underground service laterals required for new construction.

All new buildings and structures in the City shall provide underground electrical and communications service laterals on the premises to be served as hereinafter required. This provision shall not apply to utility lines that do not provide service in the area being developed.

(D) Underground utilities for new buildings.

All electrical, telephone, community antenna television system (CATV), and similar service wires or cables which provide direct service to new buildings and structures shall be

installed underground in compliance with all applicable building and electrical codes, safety regulations and orders, and the rules of the Public Utilities Commission of the State of California.

(E) Responsibility for compliance.

The developer and owner are jointly and severally responsible for complying with the requirements of this chapter and shall make the necessary arrangements with the utility companies for the installation of such facilities.

15.05.040 - Temporary installations.

Section 590.3(A) of the 2025 California Electrical Code is hereby amended by adding to subsection (A), the following subparagraph to read as follows:

(1) Temporary power pole required on construction sites.

Where temporary power is required because permanent electrical service is not available, a temporary power pole shall be installed prior to issuance of a building permit, unless the Building Official determines that a pole is not necessary or practical for the specific project. Any required temporary power pole shall remain in place until the project has received final approval and permanent electrical service has commenced. Generators are prohibited as a substitute for a required temporary power pole.

15.05.050 – Reserved.

15.05.060 – Reserved.

SECTION 6. The following sections and subsections of Chapter 15.06 of Title 15 (Buildings and Construction) of the El Monte Municipal Code are hereby amended in its entirety to read as follows:

Chapter 15.06

ENERGY CODE

15.06.010 - Adoption of California Energy Code.

Except as may otherwise be provided in this Title, the California Energy Code, 2025 Edition (Part 6 of Title 24 of the California Code of Regulations), including Appendix 1-A (Standards and Documents Referenced in the Energy Code) and Appendix 1-B (Energy Commission Documents Incorporated by Reference in Their Entirety), are hereby adopted by reference and made a part of this chapter as though set forth in full herein. These provisions of Title 24, Part 6, shall comprise the Energy Code of the City of El Monte.

15.06.020 - Fees and service charges.

The adopted provisions of the 2025 California Energy Code notwithstanding, permit and plan check fees and any other code-related fees or service charges shall be the fees or service charges of the City of El Monte unless changed by resolution of the El Monte City Council and may be amended, modified and/or updated from time to time by resolution.

15.06.030 - Reserved.

SECTION 7. Chapter 15.16 is hereby added to Title 15 of the El Monte Municipal Code to read as follows:

Chapter 15.16

CALIFORNIA WILDLAND URBAN INTERFACE CODE

15.16.010 - Adoption of California Wildland-Urban Interface Code.

Except as may otherwise be provided in this Title, the California Wildland-Urban Interface Code, 2025 Edition (Part 7 of Title 24 of the California Code of Regulations) is hereby adopted by reference and made a part of this chapter as though set forth in full herein. These provisions of Title 24, Part 7 shall comprise the Wildland-Urban Interface Code of the City of El Monte and shall apply to 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 building structures.

SECTION 8. Chapter 15.18 is hereby added to Title 15 of the El Monte Municipal Code to read as follows:

Chapter 15.18

HISTORICAL BUILDING CODE

15.18.010 - Adoption of California Historical Building Code.

Except as may otherwise be provided in this Title, the California Historical Building Code, 2025 Edition (Part 8 of Title 24 of the California Code of Regulations), including Appendix A are hereby adopted by reference and made a part of this chapter as though set forth in full herein. These provisions of Title 24, Part 8 shall comprise the Historical Building Code of the City of El Monte and shall apply to the preservation, restoration, rehabilitation, relocation or reconstruction of buildings or properties designated as qualified historical buildings or properties.

SECTION 9. The following sections and subsections of Chapter 15.34 of Title 15 (Buildings and Construction) of the El Monte Municipal Code are hereby amended in its entirety to read as follows:

Chapter 15.34

Fire Code

15.34.010 - Adoption of California Fire code.

Except as may otherwise be provided in this Title, the California Fire Code, 2025 Edition (Part 9 of Title 24 of the California Code of Regulations), are hereby adopted by reference and made a part of this chapter as though set forth in full herein. These provisions of Title 24, Part 9 shall comprise the Fire Code of the City of El Monte.

15.34.020 - Fees and service charges

The adopted provisions of the 2025 California Fire Code notwithstanding, permit and plan check fees and any other code-related fees or service charges shall be the fees or service charges of the City of El Monte unless changed by resolution of the El Monte City Council and may be amended, modified and/or updated from time to time by resolution.

SECTION 10. The following sections and subsections of Chapter 15.38 of Title 15 (Buildings and Construction) of the El Monte Municipal Code are hereby amended to read as follows:

Chapter 15.38

EXISTING BUILDINGS

15.38.010 – Adoption of California Existing Building Code.

Except as may otherwise be provided in this Title, the California Existing Building Code, 2025 Edition (Part 10 of Title 24 of the California Code of Regulations) and Appendix A (Guidelines for the Seismic Retrofit of Existing Buildings) are hereby adopted by reference and made a part of this chapter as though set forth in full herein and shall constitute the minimum standards to promote public safety and welfare, including those regulations adopted to reduce the risk of death or injury that may result from the effects of earthquakes on existing unreinforced masonry bearing walls. These provisions of Title 24, Part 10 shall comprise the Existing Buildings Code of the City of El Monte.

15.38.020 - Fees and service charges

The adopted provisions of the 2025 California Existing Building Code notwithstanding, permit and plan check fees and any other code-related fees or service charges shall be the fees or service charges of the City of El Monte unless changed by resolution of the El Monte City Council and may be amended, modified and/or updated from time to time by resolution.

15.38.030 – Reserved.

SECTION 11. Chapter 15.39 is hereby added to the El Monte Municipal Code to read as follows:

Chapter 15.39

GREEN BUILDING STANDARDS

15.39.010 - Adoption of California Green Building Standards Code (CalGREEN).

Except as may otherwise be provided in this Title, the California Green Building Standards Code (referred to herein as "CalGREEN"), 2025 Edition (Part 11 of Title 24 of the California Code of Regulations) is hereby adopted by reference and made a part of this chapter as though set forth in full herein. These provisions of Title 24, Part 11 shall comprise the CalGreen Code of the City of El Monte.

15.39.020 - Fees and service charges

The adopted provisions of the 2025 California Green Building Standards Code notwithstanding, permit and plan check fees and any other code-related fees or service charges shall be the fees or service charges of the City of El Monte unless changed by resolution of the El Monte City Council and may be amended, modified and/or updated from time to time by resolution.

15.39.030 - Reserved.

SECTION 12. Filing. The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission pursuant to section 17958.7 of the California Health and Safety Code.

SECTION 13. Local Findings. The City Council finds and declares that the certain amendments are reasonably necessary because of local climatic, geological, and topographical conditions existing within the City of El Monte, including hot, dry summers and the high potential for seismic activity which make structures particularly vulnerable to rapidly spreading fires and structural damage, and that each such change is required to protect the public health, safety, and welfare.

SECTION 14. CEQA. The City Council finds that the adoption of the California Buildings Standards Code and local amendments thereof is exempt from the California

Environmental Quality Act ("CEQA") under CEQA Guideline Section 15061(b)(3) (the commonsense exemption) and Section 15378 (administrative activities exemption). The action is largely administrative in nature and designed to improve and not degrade environmental quality such that there is no possibility that adopting this Ordinance would adversely affect the environment in any manner that could be significant. Further, except for the amendments that have been adopted, these Codes apply by default.

SECTION 15. Inconsistent Provisions. Any provision of the El Monte Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to implement the provisions of this Ordinance.

SECTION 16. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, it shall not affect any remaining provision hereof. The City Council of the City of El Monte hereby declares that it would have adopted this Ordinance despite any partial invalidity of its provisions.

SECTION 17. Effective Date. This Ordinance shall take effect thirty (30) days after its final passage. Within fifteen (15) days after its passage, the City Clerk of the City of El Monte shall certify to the passage and adoption of this Ordinance and shall cause a summary of the same to be published once in a newspaper of general circulation within the City of El Monte.

SECTION 18. Certification. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause ii to be entered into the City's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

PASSED, APPROVED, AND ADOPTED by the city Council of the City of El Monte at its regular meeting on this 26th day of August 2026.

Jessica Ancona, Mayor
City of El Monte

ATTEST:

for

Gabriel Ramirez, City Clerk
City of El Monte

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Gabriel Ramirez, City Clerk of the El Monte, County of Los Angeles, State of California, do hereby certify that the above and foregoing is a full, true, and correct copy of Ordinance No. 3067 introduced for a first reading on August 12, 2026, and approved for a second reading and adopted on August 26, 2026, by the following votes to wit:

AYES: Mayor Ancona, Mayor Pro Tem Longoria, Councilmembers Cortez, Crippen-Thomas, Galvan, Herrera, and Dr. Ruedas

NOES: None

ABSTAIN: None

ABSENT: None

Gabriel Ramirez, City Clerk
City of El Monte