

ORDINANCE NO. 25-018

AN ORDINANCE OF THE COUNTY OF ORANGE, CALIFORNIA, REPEALING THE INTERNATIONAL BUILDING CODE, 2021 EDITION; THE CALIFORNIA BUILDING CODE, 2022 EDITION; THE CALIFORNIA RESIDENTIAL CODE 2022 EDITION; THE CALIFORNIA ENERGY CODE, 2022 EDITION; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 EDITION; THE CALIFORNIA HISTORICAL BUILDING CODE, 2022 EDITION; THE CALIFORNIA EXISTING BUILDING CODE, 2022 EDITION; REPEALING ORDINANCE 22-004 AND ADOPTING BY REFERENCE THE CALIFORNIA BUILDING CODE, 2025 EDITION; THE INTERNATIONAL BUILDING CODE, 2024 EDITION; THE CALIFORNIA RESIDENTIAL CODE, 2025 EDITION; THE CALIFORNIA ENERGY CODE, 2025 EDITION; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION; THE CALIFORNIA HISTORICAL BUILDING CODE, 2025 EDITION; THE CALIFORNIA EXISTING BUILDING CODE, 2025 EDITION; AND THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE, 2025 EDITION WITH AMENDMENTS THERETO.

The Board of Supervisors of the County of Orange, California, ordains as follows:

SECTION 1. Article 2 of Division 1 of Title 7 of the Orange County Codified Ordinances is hereby repealed.

SECTION 2. Article 2 of Division 1 of Title 7 of the Orange County Codified Ordinances is hereby added to read as follows:

ARTICLE 2. BUILDING AND STRUCTURES

Section 7-1-12. ADOPTION OF CALIFORNIA BUILDING CODE, INTERNATIONAL BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ENERGY CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, CALIFORNIA HISTORICAL BUILDING CODE, CALIFORNIA EXISTING BUILDING CODE, AND CALIFORNIA WILDLAND-URBAN INTERFACE CODE

a. The Board of Supervisors of the County of Orange hereby adopts the California Building Code, 2025 Edition and the International Building Code, 2024 Edition, as published by the International Code Council, including Division II of Chapter 1 Administration, Appendix C, Appendix J, except Chapters 1, 11, 27, 28, 29 in the text of the International Building Code, except such portions as are deleted, modified, or amended in this Article. Chapter 1 of the International Building Code is replaced with

Division II of Chapter 1 of the California Building Code with County amendments.

The Board of Supervisors of the County of Orange hereby adopts the California Residential Code, 2025 Edition, including Appendix BF and Appendix CI. Division II of Chapter 1 of the California Residential Code is replaced with Division II of Chapter 1 of the California Building Code with County amendments.

The Board of Supervisors of the County of Orange hereby adopts the California Energy Code, 2025 Edition.

The Board of Supervisors of the County of Orange hereby adopts the California Green Building Standards Code, 2025 Edition. Chapter 1 of the California Green Code is added to Division II of Chapter 1 of the California Building Code with County amendments.

The Board of Supervisors of the County of Orange hereby adopts the California Historical Building Code, 2025 Edition.

The Board of Supervisors of the County of Orange hereby adopts the California Existing Building Code, 2025 Edition. Division II of Chapter 1 of the California Existing building Code is replaced with Division II of Chapter 1 of the California Building Code with County amendments.

The Board of Supervisors of the County of Orange hereby adopts the California Wildland-Urban Interface Code, 2025 Edition. Sections 108, 110, and 112 of Division II of Chapter 1 of the California Wildland- Urban Interface Code are replaced with Sections 109, 111, and 113 of Division II of Chapter 1 of the 2025 California Building Code with carry over existing County amendments.

b. The purpose of these codes is to prescribe regulations for the erection, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures.

c. Not less than one (1) copy of each has been made and is now filed in the office of the OC Public Works. They are hereby adopted and incorporated as if set forth at length herein. Whenever there is a difference between the California Code and the International Code, the California Code shall prevail.

Section 7-1-13. SECTION 101.1 OF DIVISION II OF CHAPTER 1 AMENDED.

Section 101.1 of Division II of Chapter 1 of the 2025 California Building Code is hereby amended to read as follows:

TITLE

Section 101.1 These regulations shall be known as the Orange County Building Code, hereinafter referred to as "this Code".

Section 7-1-14. SECTION 101.2 AND SECTION 101.4 OF DIVISION II OF CHAPTER 1 AMENDED.

Section 101.2 and Section 101.4 Division II of Chapter 1 of the 2025 California Building Code is hereby amended to read as follows:

SCOPE

Section 101.2. The provisions of this Code shall apply to the construction, alteration, movement, enlargement, replacement, equipment, location, removal, demolition, repair, maintenance and use and occupancy of any building or structure within the unincorporated area of the County, and County-owned buildings and structures within incorporated cities, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in this Code, and hydraulic flood control structures.

Where, in any special case, different sections of this Code specify different materials, method of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Wherever in this Code reference is made to the Appendix, the provisions in the Appendix shall not apply unless specifically adopted.

Section 101.4. The other codes listed in Section 101.4.1 through 101.4.7 and referenced elsewhere in the Code shall be considered part of the requirements of the Code to the prescribed extent of each such reference.

Section 101.4.1 Gas. The provisions of the California Plumbing Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this Code.

These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

Section 101.4.2 Mechanical. The provisions of the California Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

Section 101.4.3 Plumbing. The provisions of the California Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the California Plumbing Code shall apply to private sewage disposal systems.

Section 101.4.4 Property Maintenance. The provisions of the California Existing Building Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Section 101.4.5 Fire Prevention. The provisions of the California Fire Code shall apply to all matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

Section 101.4.6 Energy. The provisions of the California Energy Code, Title 24, Part 6 shall apply to all matters governing the design and construction of buildings for energy efficiency.

Section 101.4.7 Existing buildings. The provisions of the California Existing Building Code, Title 24, Part 10 shall apply to all matters governing the repair, alteration, change of occupancy, addition to

and relocation of existing buildings.

Section 101.4.8 Wildland-urban interface. The provisions of Part 7, the California Wildland-Urban Interface Code shall apply to buildings and structures built in the wildland-urban interface (WUI) or a Fire Hazard severity zone.

Section 7-1-15. SECTION 101.5 OF DIVISION II OF CHAPTER 1 ADDED.

Section 101 of Division II of Chapter 1 of the 2025 California Building Code is hereby amended by adding Section 101.5 to read as follows:

UNDERGROUND UTILITIES REQUIRED

Section 101.5. The Building Official shall, as a condition precedent to the issuance of a Building Permit, require all utility services located within the exterior boundary lines of lot or parcel of property to be installed underground if:

- (1) The property is to be developed with a new or relocated main building;
- (2) The remodeling, alteration, or addition to an existing main building, exceeds 50 percent of the value and/or area of the existing building;
- (3) A residential building or use is converted to any nonresidential use or purpose.

For purposes of this section, the term "main building" shall mean a building in which is conducted the principal use of the lot or building site on which it is located.

The owner or developer of the property is responsible for complying with the requirements of this section and shall provide all necessary facilities on the property to receive such service from the supplying utilities.

If it is determined that practical difficulties, or unreasonable hardships inconsistent with the purposes of this chapter and unique to a particular parcel of property, would result from the literal interpretation of this section, the Building Official may waive, modify or delay the imposition of an underground requirement imposed pursuant to this section upon written application of any affected property owner. The Building Official shall notify the applicant of his decision in writing by certified mail.

If the Building Official determines to delay the installation of required underground utilities, he may require a recorded agreement guaranteeing the future performance of the work, together with adequate performance security enforceable by the County in the form of a cash deposit, bond, letter of credit, or other instrument satisfactory to the County Counsel.

For purposes of this section, appurtenances and associated equipment such as, but not limited to, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts in an underground system, may be placed above ground.

Any person dissatisfied with the decision of the Building Official may file an appeal with the Hearing Officer within fifteen (15) days after the decision of the Building Official is deposited in the mail by filing a written statement setting forth the reasons for said appeal with the County Clerk. The Hearing Officer may overrule, modify, or affirm the decision of the Building Official.

Section 7-1-16. SECTION 116 OF DIVISION II OF CHAPTER 1 REPLACED.

Section 116 of Division II of Chapter 1 of the 2025 California Building Code is hereby replaced to read as follows:

UNSAFE BUILDING, NUISANCES, NOTICE, ADMINISTRATIVE HEARING, APPEAL.

Section 116. (a) Unsafe Buildings. All buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage, or abandonment, as specified in this Code or in any other effective ordinance or statute, are, for the purpose of this section, unsafe buildings and constitute an unsafe condition. All such unsafe buildings or conditions are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, improvement, removal, or demolition, in whole or part, in accordance with the procedures specified in this section.

(b) Fire Hazard. No person, including but not limited to the state and its political subdivisions, operating any occupancy subject to these regulations shall permit any fire hazard, as

defined in this section, to exist on premises under their control, or fail to take immediate action to abate a fire hazard when requested to do so by the enforcing agency.

NOTE: "Fire hazard" as used in these regulations means any condition, arrangement or act which will increase, or may cause an increase of the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire; or which may obstruct, delay or hinder, or may become the cause of obstruction, delay or hindrance to the prevention, suppression or extinguishment of fire.

(c) Inspection. The Building Official shall examine or cause to be examined every building or structure or portion thereof or other condition reported as unsafe, dangerous, damaged, or otherwise constituting a hazard as set forth in subsection (a) of this section. Said examination shall be conducted in accordance with the provisions of this Code, other applicable statutes, and the ordinances, rules, and regulations of the County of Orange.

(d) Notice of Defects. In any case where this section is made applicable by reference or if any building, structure, or part thereof is found to be an unsafe building as defined in this section, the Building Official shall give notice, setting forth the defects found, to the owner, other responsible person, or authorized representative, hereinafter referred to as "owner," of such building or structure. The notice shall also set forth the right of the owner to be present at an administrative hearing, at his option, and introduce such relevant evidence on the issues as he desires. The notice shall also set forth the requirements of commencement and completion of work and the effect of failure to so do as set forth in subsections (g) and (h) of this section.

(e) Time and Place of Hearing, Evidence. The notice shall set forth the time and place a hearing shall be had before the Building Official. At the time and place so specified, evidence shall be submitted as to the facts of any such defects as to reasonably establish their existence and the Building Official shall determine whether the facts so established constitute an unsafe building. Evidence may further be submitted as to the repairs, rehabilitation, improvements, removal or demolition considered necessary to correct said defects.

(f) Order, Finality, Appeal.

(1) At the hearing and upon the determination of the existence of defects, the Building Official shall determine whether such defects are subject to repair, rehabilitation, or improvement, or whether they are of such a nature as to require removal or demolition of a part of or the whole of any such building or structure, and he shall order such repairs, rehabilitation, improvements, or demolition as is considered necessary in the case.

(2) The determination and order may be made orally at the hearing and shall be written and transmitted to the owner within a reasonable time; the determination and order shall become final within five (5) days, excluding Saturday, Sunday, and holidays, from the time it is first rendered, or in the event that the owner was not present at the hearing, within five (5) days of the mailing of the order to the last known address of said owner, responsible party, or representative, whichever first occurs.

(3) Appeal. The owner shall, if he desires to do so, at any time prior to the determination and order becoming final as heretofore set forth, appeal the decision of the Building Official to the Hearing Officer, and shall thereupon make a determination and order affirming, reversing, or modifying the determination and order of the Building Official as the Hearing Officer may deem proper. The order of the Hearing Officer shall be immediately final.

(g) Commencement and Completion of Work. The owner shall, upon the expiration of five (5) days, excluding Saturday, Sunday, and holidays, following the finality of the determination and order of the Building Official (or, if appealed, the determination and order of the Hearing Officer) commence the repairs, rehabilitation, improvements, removal, or demolition ordered, and such work shall be completed within the time specified by the Building Official (or the Hearing Officer, if appealed).

(h) Failure of Commencement of Work. If the owner neglects or fails to commence, within the time provided therefore, activity and the corrective work deemed necessary and as ordered, the Building Official may cause the ordered repairs, rehabilitation, or improvements to be performed forthwith and any cost thereof shall be a charge and expense against the owner personally and

collectible by an action at law.

(i) Right to Demolish. In case the owner shall fail, neglect, or refuse to comply with the notice or order to remove or demolish said building or structure or portion thereof, the Board of Supervisors of the County of Orange may order the Building Official to proceed with the work specified in the notice or order. A statement of the cost of such work shall be transmitted to the Board of Supervisors, who shall cause the same to be paid and levied as a special assessment against the property. The Building Official may apply to the Board of Supervisors for an order under this subsection to proceed with the work specified in subsection (h) above where such work is not deemed by him to require emergency action.

(j) Costs incurred under subsections (h) and (i) shall be paid by the County. Such costs shall be charged to the owner of the premises involved. The Building Official may apply to the Board of Supervisors to cause the costs for such work specified in subsection (h), and shall make such application for costs incurred under subsection (i), to be paid and levied as a special assessment against the property and collected in the manner provided for special assessments.

(k) Vacation of Premises, posting of signs. If necessary, the notice shall require the building or structure or portion thereof or other site to be vacated forthwith, and within the time specified, in the interest of immediate public safety pending the finality of any determination and order.

The Building Official shall cause to be posted at each entrance to such building a notice to prohibit occupancy.

Such notices shall remain posted until the corrected conditions, required repairs, rehabilitation, removal or demolition are completed and a Certificate of Occupancy is issued as set forth in this Code.

Such posted notices shall not be removed without written permission of the Building Official, and no person shall enter the building except for the purpose of making the required repairs or of demolishing the building. The notice required by this section may be served either:

(1) By delivering a copy to the owner or authorized representative as designated on papers, applications, or permits on file with the Building Official, personally; or

(2) If either or both be absent from his place of residence and from his usual or designated place of business, by leaving a copy with some person of suitable age and discretion at either place, and sending a copy of certified mail, receipt requested, addressed to the owner or authorized representative at his place of residence; or

(3) If such place of residence and business cannot be ascertained, or a person of suitable age or discretion there cannot be found, then by affixing a copy in a conspicuous place on the property, building structure, and also delivering copy to a person there residing, if any; to the person in charge, if any; and also sending a copy by certified mail, return receipt requested, addressed to the owner at the place where the property, building, or structure is situated, or to the owner at his last known or designated address, or both.

Section 7-1-17. SECTION 105.2 OF DIVISION II OF CHAPTER 1 AMENDED.

Section 105.2 of Division II of Chapter 1 of the 2025 California Building Code is hereby amended to replace items 1 and 2, and add item 14 as follows:

(1) One-story detached accessory buildings used as tool and storage sheds, play houses and similar uses, provided the floor area does not exceed 120 square feet, and the structure is at least 3 feet from property line and 6 feet from other buildings or structures located on the same property. 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 six (6) feet high. Exception: Walls and fences less than six (6) feet in height which are required as a condition of project approval to have permits.

(14) Other incidental structures and improvements of a minor nature may be exempt from the provisions of this Code upon the determination of the Building Official.

Note: The balance of Section 105.2 is implemented as written.

Section 7-1-18. SECTION 105.3 OF DIVISION II OF CHAPTER 1 AMENDED.

Section 105.3 of Division II of Chapter 1 of the 2025 California Building code is hereby amended to read as follows:

Section 105.3 Application for permit. A separate permit shall be required for each building or structure. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the OC Public Works for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 107.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the Building Official.

Note: The balance of Section 105.3 is implemented as written, except Section 105.3.2 is deleted Section 7-1-19. SECTION 105.5 OF DIVISION II OF CHAPTER 1 REPLACED.

Section 105.5 of Division II of Chapter 1 of the 2025 California Building Code is hereby replaced as follows:

PERMIT EXPIRATION

Section 105.5 Expiration. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 12 months from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days. Before such work can be commenced or recommenced, a permit shall first be extended or re-issued.

1) Requesting extension of an unexpired permit: Any permittee holding an unexpired permit or a permit which has expired for less than 180 days may apply for an extension of time within which permittee may commence work under that permit when he/she is unable to commence or recommence

work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding one hundred eighty (180) days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits extended in this manner shall not be subject to new regulations adopted after issuance of the permit. Fees for time extension shall be as established by the Board of Supervisors.

(2) Requesting re-issuance of a permit which has been expired for 180 days or more: Any permittee holding a permit which has been expired for 180 days or more may apply for re-issuance of the permit subject to compliance with current regulations and payment of full plan check and permit fees. Plans must be re-submitted for plan check. Portions of the structure which have been built under the expired permit shall not be subject to current regulations.

(3) For the purpose of permit extension, multiple permits of the same structure such as building, foundation, retaining wall, plumbing, mechanical, and electrical permits shall be considered as one permit. Extension of building permit shall include extension of ancillary permits of the same structure. Each separate permit with work completed inspected and approved entirely prior to suspension or abandonment shall not be subject to extension or re-issuance.

Section 7-1-20. SECTION 105.8 OF DIVISION II OF CHAPTER 1 ADDED.

Section 105 of Division II of Chapter 1 of the 2025 California Building Code is hereby amended by adding Section 105.8 to read as follows:

Section 105.8 Change of Contractor or of Ownership. A permit issued hereunder shall expire upon a change of ownership or a change of contractor regarding the building, structure or grading for which said permit was issued if the work thereon has not been completed, and a new permit shall be required for the completion of the work. If the provisions of section 105.5 above are not applicable and if no changes have been made to the plans and specifications last submitted to the Building Official, no charge, other than a "name change" and the permit issuance fee, shall be made for the issuance of the new permit under such circumstances. If, however, changes have been made to the plans and

specifications last submitted to the Building Official, fees as established by the Board of Supervisors shall be charged to the permit application.

Section 7-1-21. SECTION 109 OF DIVISION II OF CHAPTER 1 REPLACED.

Section 109 of Division II of Chapter 1 of the 2025 California Building Code is hereby replaced to read as follows:

Section 109. FEES AND PLAN REVIEW

Section 109.1 General. A fee as established by the Board of Supervisors shall be paid for each permit at time of issuance.

Section 109.2 Permit Fees. The determination of value or valuation under any of the provisions of this Code shall be as established by the Board of Supervisors. The valuation 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 any other permanent equipment.

Failure to pay fees and obtain a permit before commencing work shall be deemed a violation of this Code, except when it can be proven to the satisfaction of the Building Official that an emergency existed which made it impractical to first obtain the permit. A violation shall result in an assessment of double fees for work done prior to permit issuance. Payment of a double fee shall not relieve any person from fully complying with the requirements of this Code nor from any other penalties prescribed herein.

Section 109.3 Plan Review Fees. When a plan or other data is required to be submitted for plan review, a plan-checking fee shall be paid at the time of submitting plans and specifications for checking. Said plan-checking fee shall be established by the Board of Supervisors.

Section 109.4 Expiration of Plan Review. Application for which no permit is issued within 180 days following the date of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period of 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being

taken. No application shall be extended more than once unless approved by the Building Official. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. Extension or renewal of building permit application shall include extension or renewal of ancillary permit applications of the same structure.

Section 109.5 Investigation Fee. An investigation fee as established by the Board of Supervisors may be charged by the Building Official whenever work for which a permit is required by this Code has been commenced without first obtaining said permit. This fee shall be paid and the investigation shall be made prior to the issuance of any permit for said work. An investigation fee may be charged for any investigation of a building, structure, work reports, certification or any other related work requested by an owner or authorized agent of such owner.

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

Section 109.7 Additional Plan Review Fees. Where plans are incomplete or changed so as to require additional plan checking, an additional plan checking fee as established by the Board of Supervisors shall be paid. Said fee may be waived when in the opinion of the Building Official the additional fee is not warranted.

Section 109.8 Conversion Inspection Fee. A fee as established by the Board of Supervisors shall be paid when a conversion inspection is required by the Building Official.

Note: The conversion fees do not include the fees for the building permit, nor fees for electrical, plumbing or heating and ventilating permits covering the alterations and/or repairs of the conversion.

Section 7-1-22. SECTION 111 OF DIVISION II OF CHAPTER 1 AMENDED.

Section 111 of Division II of Chapter 1 of the 2025 California Building Code is hereby amended to read as follows:

Section 111. CERTIFICATE OF OCCUPANCY

Section 111.1 Use and Occupancy. No building or structure shall be used or occupied, nor shall the gas or electrical systems be energized, until the Building Official has determined compliance with

this Code, all other applicable ordinances and laws and the conditions of the building permit, and has authorized occupancy of such building or structure by the issuance of a Certificate of Occupancy therefore as provided herein. No change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefore as provided herein.

Exception: Gas and electrical systems may be energized prior to the issuance of a Certificate of Occupancy when properly authorized by the Building Official for the purpose of testing systems or equipment.

111.2 Certificate Issue. After the Building Official inspects the building or structure and finds no violation of the provisions of this Code or other applicable laws and regulations, the Building Official shall issue a Certificate of Occupancy.

Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this Code or other ordinances of the jurisdiction shall not be valid.

Note: Sections 111.3 and 111.4 are implemented as written.

Section 7-1-23. SECTION 113 OF DIVISION II OF CHAPTER 1 REPLACED.

Section 113 of Division II of Chapter 1 of the 2025 California Building Code is hereby replaced to read as follows:

HEARING OFFICER

Section 113.1 General. In order to determine the suitability of alternate materials and methods of construction and to provide for reasonable interpretations of this Code, there shall be and is hereby created a Hearing Officer. Hearing Officer shall be appointed by the Director of OC Public Works.

Section 7-1-24. SECTION 114 OF DIVISION II OF CHAPTER 1 AMENDED.

Section 114 of Division II of Chapter 1 of the 2025 California Building Code is hereby amended to read as follows:

VIOLATIONS AND PENALTIES.

Section 114.1. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the unincorporated area of the County of Orange, or cause or permit the same to be done in violation of this Code.

Any person, firm, corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than Five Hundred Dollars (\$500) or by imprisonment for not more than six (6) months, or by both such fine and imprisonment.

In addition to any such fine or imprisonment, the court may also require such party to correct or mitigate the building violation to the satisfaction of the Building Official.

Section 114.1.1 In addition to the provisions of the subsections above, a notice of violation of this Code may be recorded in accordance with the following procedures.

1. Notice of intent

A written notice of intent to record a notice of violation shall be served on the current owner of record of the property. Such notice shall describe the property, the violation and the action necessary to correct or mitigate the violation. The notice shall inform the owner that a notice of violation will be recorded if the owner does not, within 20 days of receipt thereof, either correct the violation or request a meeting with the Building Officials as set forth below. The notice shall include a copy of this subsection 114.1.1 and be substantially as follows:

"Notice of Continuing Violation of the California and Orange County Building Code.

Notice is hereby given that the County of Orange has determined that a violation of the above Code exists on the following described property (description). The violation consists of (description).

While a violation of the above Code exists, the County of Orange may refuse to approve building or occupancy permits, subdivision maps, use permits, and other discretionary permits and

development approvals.”

2. Correction of Violation

If, within 20 days of receipt of a notice of intent, the owner corrects the violation, no notice of violation shall be recorded. The Building Official may grant extensions of time for good cause.

3. Meeting

If the owner requests a meeting, the Building Official shall schedule a meeting. Notice of the meeting shall be served on the owner not less than 15 days prior thereto. The Building Official may reschedule the meeting from time to time for a good cause with adequate notice to the landowner. At the meeting, the owner may be represented by counsel and may present any relevant evidence that violations do not exist.

4. Decision, Notice

Within 30 days following completion of the meeting, the Building Official shall issue and serve on the owner his determination as to whether or not a notice of violation will be recorded. This determination shall be supported by appropriate findings on all material issues raised at the meeting. The decision of the Building Official shall be final with respect to recordation of a notice of violation but shall not affect other proceedings under Section 114.1.1.

5. Recordation

If the Building Official determines that a notice will be recorded, such notice shall be recorded 15 days or more days after service of notice of the decision.

6. Release of Notice

When a violation is corrected or mitigated to the satisfaction of the Building Official, if a notice of violation had been recorded, the Building Official shall cause a release to be recorded. Said release shall refer to the notice of violation and shall state that the violation described therein has been corrected.

Note: The balance of Section 114 is implemented as written, except Section 114.4 is deleted.

Section 7-1-25. SECTION 117, 118, 119, and 120 OF DIVISION II OF CHAPTER 1 ADDED.

Division II of Chapter 1 of the 2025 California Building Code is hereby amended by adding Sections 117, 118, 119, and 120 to read as follows:

PLASTERING PERMITS, FEES

Section 117. It shall be unlawful for any person, firm or corporation, whether acting as principal, agent or employee, to do or cause or permit to be done any plastering work, interior or exterior, within the area covered by this Code without first obtaining a permit therefore from the Building Official, and further:

1. Every applicant for a permit to plaster shall state, in writing on the application form provided for that purpose, the character of the work proposed to be done and the amount and kind, together with such information pertinent thereto, as may be required.
2. Such applicant shall pay for each permit issued a fee as established by the Board of Supervisors.
3. Any person who shall commence on plastering work for which a permit is required by this Code without having first obtained a permit therefore, shall, if subsequently permitted to obtain a permit, pay double the fees fixed by this Code for such work.

Emergency Measures

Section 118. Section 116 of Division II of chapter 1 of 2025 California Existing Building Code is added to be Section 118 of Division II of Chapter 1 of 2025 California Building Code.

Demolition

Section 119. Section 117 of Division II of chapter 1 of 2025 California Existing Building Code is added to be Section 119 of Division II of Chapter 1 of 2025 California Building Code.

Electrical Charging stations:

Section 120. An expedited review and permit issuance process is provided for Electrical Charging Stations and simplified forms for submittal are available on the County's website per Assembly Bill AB1236, California Government Code Section 65850.7.

Section 7-1-26. SECTION 1507.3 AMENDED.

Section 1507.3 of the 2025 California Building Code is hereby amended to add Section 1057.3.11 as follows:

Section 1507.3.11. For the design of fasteners for tile roofing materials, the unincorporated area of the County shall be considered as a "Special Wind Region" with a basic wind speed over nominal 95 miles per hour.

Note: The balance of Section 1507.3 is implemented as written.

Section 7-1-27. SECTION 1507 AMENDED

Section 1507 of the 2025 California Building Code is hereby amended to add Section 1507.18 as follows:

Section 1507.18. The roof covering or roof assembly on any structure regulated by this Code shall be as specified and classified in Chapter 15.

Exceptions:

1. *All new buildings and additions shall be minimum Class B roof.*
2. *Re-roofing, repairs or replacements on buildings shall be of the same classification as the original roof except that non-rated and Class C roofs shall be a minimum Class C.*
3. *When any re-roofing, repair or replacement to an existing roof exceeds 40 percent of the roof area, the entire roof shall be replaced with minimum class B roof.*
4. *Roofing on buildings located within Wildland – Urban Interface Fire Area shall be Class A and meet additional requirements of 2025 California Wildland- Urban Interface Code, Title 24, Part 7.*

Note: The balance of Section 1507 is implemented as written.

Section 7-1-28. SECTION 1612.3 AMENDED.

Section 1612.3 of the 2025 California Building Code is hereby amended to insert:

NAME OF JURISDICTION: Orange County, California- Unincorporated

DATE OF ISSUANCE: March 21, 2019

NOTE: The balance of Section 1612.3 is implemented as written.

Section 7-1-29. SECTION 1704.2.1 AMENDED.

SPECIAL INSPECTIONS

Section 1704.2.1 of the 2025 California Building Code is hereby amended to add Section 1704.2.1.1 as follows:

Section 1704.2.1.1 Special Inspector. The special inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the Building Official, for inspection of the particular type of construction or operation requiring special inspection.

Each person applying for listing as a special inspector for the OC Public Works of the County of Orange shall provide evidence of experience and possess a valid Certification as a Special Inspector issued by the International Code Council (ICC) or equivalent as determined by the Building Official for each classification for which the person is applying.

A County of Orange registration card, which identifies the person as a special inspector in the appropriate category, shall be issued to each such person that has successfully completed the application and examination process as determined by the Building Official and upon payment of a registration fee as established by the Board of Supervisors.

The annual renewal of the registration cards shall occur on renewal date of ICC certification or equivalent for the classification being renewed. A renewal fee established by the Board of Supervisors for each inspection category shall be charged. The application and renewal fee shall be accompanied by appropriate evidence that the person's ICC or equivalent special inspector's certification is valid.

The Building Official may revoke any County of Orange special inspector's registration card at any time for due cause by written notice. This notice shall set forth the time and place a hearing shall be held before the Building Official at which time and place evidence would be submitted to show cause

why the registration card should not be withdrawn. Failure to appear at such hearing by the special inspector may result in immediate revocation of said special inspector's registration card.

Note: The balance of Section 1704.2.1 is implemented as written.

Section 7-1-30. Appendix J of 2025 California Building Code is hereby amended by adding OC Grading and Excavation Code, latest edition. In the event of any conflict between the OC grading and Excavation Code and Appendix J, the more restrictive condition shall prevail.

Section 7-1-31. Not Used.

Section 7-1-32. Not Used.

Section 7-1-33. SECTION 903.2 AMENDED

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

[F] Section 903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided in the following locations:

1. New Buildings: Notwithstanding any applicable portions of Sections 903.2.1 through 903.2.19, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area, as defined in Section 202, exceeds 5,000 square feet (465 m²), or more than two stories in height, regardless of fire areas or allowable area.
Exception: Group R-3 occupancies. Group R-3 occupancies shall comply with Section 903.2.8.
2. Existing building. Notwithstanding any applicable provisions of this Code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exist.
 - a. When the addition is 33% or more of the existing building area and the resulting building area, exceeds 5,000 square feet (465m²); or
 - b. When the addition exceeds 2,000 (185.81m²) square feet and the resulting building area, exceeds 5,000 square feet (465m²); or

c. An additional story is added above the second floor regardless of fire areas or

allowable area.

Note: The balance of Section 903.2 beginning with Section 903.2.1 is implemented as written with exception that Section 903.2.8 is amended.

Section 7-1-34. SECTION 903.2.8 AMENDED.

Section 903.2.8 of the 2025 California Building Code is hereby amended to read as follows:

[F] Section 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

1. New Buildings: An automatic sprinkler system shall be installed throughout all new buildings.
2. Existing buildings: All existing buildings shall be equipped with an automatic sprinkler when the alteration or addition meets the following conditions:
 - a. Alteration: When the area of the existing structure is greater than 5,500 square feet and the area of alteration within any two year period exceeds 50% of area of the existing structure.

Exception: When the cost of installing an approved automatic fire sprinkler exceeds 5% of the cost of the alteration, with the approval of the Fire Code Official, the required automatic fire sprinkler system may be omitted.

- b. Addition: The addition and existing building shall be equipped with an automatic sprinkler system when the total square footage of the structure, including any addition greater than 550 square feet, is 5,500 square feet or greater.

Exception: When the cost of installing an approved automatic sprinkler system exceeds 5% of the cost of the addition, with the approval of the Fire Code Official, the required automatic sprinkler system may be omitted.

Note: The balance of Section 903.2.8, beginning with Exceptions, is implemented as written.

Section 7-1-35. SECTION 903.3 AMENDED

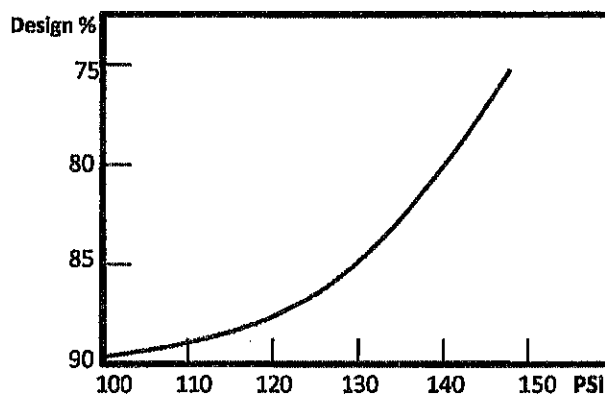
Section 903.3 of the 2025 California Building Code is hereby amended to add Section 903.3.5.3:

[F] Section 903.3.5.3

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

Exception: When static pressure exceeds 100 psi, and required by the Fire Code Official, the fire sprinkler system shall not exceed water supply capacity specified by Table 903.3.5.3

**TABLE 903.3.5.3
Hydraulically Calculated Systems**



Note: The balance of Section 903.3 is implemented as written.

Section 7-1-36. Not Used.

Section 7-1-37. Not Used.

Section 7-1-38. Not Used.

Section 7-1-39. Not Used.

Section 7-1-40. Not Used.

Section 7-1-41. Not Used.

Section 7-1-42. Not Used.

Section 7-1-43. Not Used

Section 7-1-44 CHAPTER 35 AMENDED

Chapter 35 of the 2025 California Building Code and the 2024 International Building Code is hereby amended to read as follows:

Chapter 35 Referenced Standards is hereby adopted and revised as follows:

NFPA 13, 2025 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 16.12.3.3 is hereby revised as follows:

Section 16.12.3.3. Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2 ½ inch inlets shall be provided.

Section 9.4.3.1 is hereby revised as follows:

Section 9.4.3.1. When the fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is Submitted. Sprinklers in light hazard occupancies shall be one of the following.

1. Quick-response type as defined in 3.3.223.4.16
2. Residential sprinklers in accordance with the requirements of Chapter 12.
3. Quick Response CMSA sprinklers
4. ESFR sprinklers
5. Standard-response sprinklers used for modifications or additions to existing light hazard

systems equipped with standard-response sprinklers

6. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing high hazard systems

Section 9.2.1.7 is hereby revised as follows:

9.2.1.7 Concealed spaces filled with noncombustible insulation shall not require sprinkler protection when approved by fire code official.

NFPA 13D 2025 Edition, Standard for the Installation of sprinkler systems in one and two-family dwellings and manufactured homes is hereby amended as follows:

Section 7.1.2 is hereby revised as follows:

Section 7.1.2. The sprinkler system piping shall not have a separate control valves installed unless supervised by a central station, proprietary or remote station alarm service.

NFPA 24, 2025. Edition, Standard for the installation of private fire service mains and their appurtenances is hereby amended as follows:

Section 6.2.8.1 is hereby added as follows:

Section 6.2.8.1. All indicating valves controlling fire suppression water supplies shall be painted OSHA red.

Exceptions:

1. Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.
2. Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.

Section 6.2.9 is hereby revised as follows:

Section 6.2.9. All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:

(1) A post indicator valve installed not less than 40 ft (12 m) from the building

(a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.

(b) Post indicating valves shall be allowed to be closer than 40 ft (12 m) to the building when a property line or other physical barriers make it impossible to have a post indicating valve 40 ft (12m) away.

(c) Post indicating valves shall be allowed to be closer than 40 ft (12 m) to the building when building driveway or fire access roadways or other building traffic make it impractical to be 40 ft (12 m).

(2) A wall post indicator valve on risers located within the building, either a nonrising stem gate valve with a wall post indicator or a listed butterfly valve with an indicating handle extending out through the building wall.

(3) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building

(a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.

(b) Backflow preventer valves shall be allowed to be closer than 40 ft (12 m) to the building when a property line or other physical barriers make it impossible to have a backflow preventer valve 40 ft (12 m) away.

(c) Backflow preventer valves shall be allowed to be closer than 40 ft (12 m) to the building when building driveway or fire access roadways or other building traffic make it impractical to be 40 ft (12 m).

(4) Indicating Control Valves installed in a fire-rated room accessible from the exterior.

(5) Indicating Control Valves in a fire-rated stair enclosure accessible from the exterior as permitted by the AHJ.

(6) Any other valve type or location as permitted by the AHJ

Section 10.1.5 is hereby added as follows:

Section 10.1.5. All ferrous pipe and joints shall be polyethylene encased per AWWA C150, Method A, B, or C. All fittings shall be protected with a loose 8-mil polyethylene tube or sheet. The ends of the tube or sheet shall extend past the joint by a minimum of 12 inches and be sealed with a 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless steel pipe and fittings.

Section 10.4.1.1 is hereby revised as follows:

Section 10.4.1.1 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosive-retarding material after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

Section 10.4.1.1.1 is hereby added as follows:

Section 10.4.1.1.1. All bolts used in pipe-joint assembly shall be 316 stainless steel.

Section 10.4.3.2 is hereby deleted and replaced as follows:

10.4.3.2 Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.4.3.2.1 through 10.4.3.2.4.

Section 7-1-45. SECTION 3109 ADOPTED AND AMENDED

Section 3109 of the 2025 California Building Code is hereby adopted and amended to read as follows:

Section 3109 SWIMMING POOLS , SPAS and HOT TUBS

Section 3109.1 General. The design and construction of private swimming pools, spas and hot tubs shall comply with the 2025 California Residential Code, Appendix CI, Swimming Pool, Spa, Hot tub Safety as adopted and amended.

Section 7-1-46 Not Used.

Section 7-1-47. TABLE R301.2 (1) AMENDED

Table R301.2 (1) of the 2025 California Residential code is revised to read:

GROUND SNOW LOAD ^a	WIND DESIGN				SEISMIC DESIGN CATEGORY ^c	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED ^d	FLOOD HAZARDS ^e	AIR FREEZING INDEX ^f	MEAN ANNUAL TEMP ^g
	Speed ^h (mph)	Topograph to effects ^h	Special Wind region ^h	Wind Borne Debris zone ^h		Weathering ⁱ	Frost line depth ⁱ	Termites ⁱ				
Zero	95	NO	D	NO	D2 or E	Negligible	12-24	Very Heavy	No	See Table A	0	60
MANUAL J DESIGN CRITERIA ^a												
Elevation	Altitude correction factor	Coincident wet bulb		Indoor winter design dry-bulb temperature	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperature difference					
54	-	68		70-	-	39	31					
Latitude	Daily range	Indoor summer design relative humidity		Indoor summer design relative humidity	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference					
33	H	-		-	75	85	10					

- a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this Code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index (i.e. "negligible", "moderate" or "severe") for concrete as determined from Figure R301.2(1)]. The grade of masonry units shall be determined from the ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. Where the frost line depth requires deeper footings than indicated in Figure R403.1

(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(2)] Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with: the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and the date of the currently effective Flood insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES". Otherwise, the jurisdiction shall fill in this part of the table with "NO".
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3 (2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F).

- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)".
- k. In accordance with Section R301.2.1.5 where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES". Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of table.
- m. In accordance with Section R301.2.1.2, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of table.
- n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.
- o. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figures R301.2(3) and R301.2(4).

TABLE A

Community Name	Community Number	Located on Panels	Initial NFTP Map Date	Initial Firm Date	Most Recent Firm Panel Date
Orange County Unincorporated Areas	060212	28, 29, 33, 34 ¹ , 38, 42, 55 ¹ , 58, 59 ¹ , 61, 62, 63, 64, 66, 67 ¹ , 68, 69, 90, 95, 108, 112, 113, 114, 116, 117, 118, 129, 136, 137, 138, 151, 153, 154, 156, 157, 158, 159, 162, 164, 166, 167, 168, 169, 180, 185, 190, 195, 225 ¹ , 226, 227, 229, 231, 233, 234, 241, 242, 251, 256, 264, 267, 269, 277, 278, 281, 282, 286, 294, 305, 306, 307, 308 ¹ , 309, 315, 316, 317, 326, 327, 328, 329 ¹ , 335, 336, 337, 338, 339, 345, 375 ¹ , 377, 404, 406 ¹ , 407, 408, 409, 412, 416, 417, 419, 426, 428, 432, 434, 436, 438, 441, 442, 444, 451, 452, 453, 454, 460, 465, 470, 500, 526, 527 ¹ , 529 ¹ , 535 ¹	1/10/75	9/14/79	03/21/2019

¹ PANEL NOT PRINTED – NO SPECIAL FLOOD HAZARD AREAS

Section 7-1-48. SECTION R309.1 AMENDED

Section R309.1 of the 2025 California Residential Code is hereby amended to read as follows:

Section R309.1. Townhouse Automatic Fire Sprinkler Systems. Fire sprinkler systems shall be provided as required under Section 903.2.8 of the California Building Code with amendments by County Ordinance.

Note: The balance of Section R309.1, beginning with Section R309.1.1. is implemented as written.

Section 7-1-49. SECTION R313.2 AMENDED

Section R309.2 of the 2025 California Residential Code is hereby amended to read as follows:

Section R309.2. One and Two Family Dwellings Automatic Fire Sprinkler Systems. Fire sprinkler systems shall be provided as required under Section 903.2.8 of the California Building Code with amendments by the County Ordinance.

Note: The balance of Section R309.2, beginning with Section R309.2.1 is implemented as written.

Section 7-1-50. SECTION R403.1.3 AMENDED

Section R403.1.3 of the 2025 California Residential Code is hereby amended to delete section R403.1.3.6.

Note: The balance of Section R403.1.3, beginning with Section R403.1.3.1 is implemented as written.

Section 7-1-51. SECTION R405.1 AMENDED

Section R405.1 of the 2025 California Residential Code is hereby amended to read as follows:

Section R405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel, or crushed stone rains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305mm) beyond the outside edge of the footing and 6 inches (152mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152mm) of the same material.

Note: The balance of Section 405.1, beginning with Section 405.1.1 is implemented as written.

Section 7-1-52. SECTION R902.1 REPLACED

Section R902.1 of the 2025 California Residential Code is hereby amended to read as follows:

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

Exceptions:

- 1. All new buildings and additions shall be minimum Class B roof.*
- 2. Re-roofing, repairs or replacements on buildings shall be of the same classification as the original roof except that non-rated and Class C roofs shall be a minimum Class C.*
- 3. When any re-roofing, repair or replacement to an existing roof exceeds 40 percent of the roof area, the entire roof shall be replaced with a minimum Class B roof.*
- 4. Roofing on buildings located within Wildland – Urban Interface Fire Area shall be Class A and*

meet additional requirements of 2025 California Wildland-Urban Interface Code.

For the design of fasteners for tile roofing materials, the unincorporated area of the County shall be considered as a "Special Wind Region" with a basic wind speed over nominal 95 miles per hour.

Note: The balance of Section R902.1, beginning with Section R902.1.1 is implemented as written.

Section 7-1-53. CHAPTER 44 AMENDED

Chapter 44 Referenced Standards of the 2025 California Residential Code is hereby adopted in its entirety with the same amendments for Chapter 35 Reference Standards of the 2025 California Building Code.

Section 7-1-54. SECTION 105.2 OF DIVISION II OF CHAPTER 1 AMENDED.

Section 105.2 of Division II of Chapter 1 of the 2025 California Residential Code is hereby amended to replace items 1 and 2, and add item 11 as follows:

(1) One-story detached accessory buildings used as tool and storage sheds, play houses and similar uses, provided the floor area does not exceed 120 square feet, and the structure is at least 3 feet from property line and 6 feet from other buildings or structures located on the same property. It is permissible that these structures still be regulated by 2025 California Wildland Urban- Interface Code, despite exemption from permit.

(2) Fences not over six (6) feet high. Exception: Walls and fences less than six (6) feet in height which are required as a condition of project approval to have permits.

(11) Other incidental structures and improvements of a minor nature may be exempt from the provisions of this Code upon the determination of the Building Official.

Note: The balance of Section 105.2 is implemented as written.

Section 7-1-55. SECTION 202 AMENDED

Section 202 of the 2025 California Green Building Standards Code is hereby amended to add a

definition to read as follows:

Sustainability. Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

Section 7-1-56. Appendix CI ADOPTED AND AMENDED.

Section CI100 of Appendix CI of the 2025 California Residential Code is hereby adopted with amendments in Sections 115922, 115922(a)1, 115922(a)2 and 115923 (e) to read as follows:

Section 115922(a): Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped *with item 1 and at least one additional item from 2 through 7* as drowning prevention safety features:

Section 115922(a) item 1: An enclosure that meets the requirements of 115923 and isolates the swimming pool or spa from the private single-family home. *Any walls of the residential structure or accessory structure used to complete the isolation enclosure shall have door openings equipped with protection as required in 115922(a) item 4 or 5. Any such door protection device provided for this purpose shall not be used to comply with the second drowning prevention safety feature required.*

Section 115922(a) Item 2: Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. *This mesh fencing shall not be located less than 20 inches from water's edge.*

Section 115923 Item (e): An outside surface free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over. *In order to be considered non-climbable, the following standards shall be met where applicable: a clear zone of 3 feet measured horizontally from the enclosure, and chain link must have maximum opening dimension of 1 ¾ inches, and horizontal elements which*

would serve as handholds or footholds must be separated by 48 inches or more.

Section 7-1-57. SECTION 101.1 OF DIVISION II OF CHAPTER 1 OF CALIFORNIA WILDLAND-URBAN INTERFACE AMENDED.

Section 101.1 of Division II of Chapter 1 of the 2025 California Wildland-Urban Interface Code is hereby amended to read as follows:

TITLE

Section 101.1 These regulations shall be known as the Orange County Wildland- Urban Interface Code, hereinafter referred to as "this Code".

Section 7-1-58. CALIFORNIA WILDLAND- URBAN INTERFACE CODE, SECTION 602.4 AMENDED

Chapter 6 of 2025 California Wildland- Urban Interface Code is hereby amended to add Section 602.4:
602.4 Fuel modification plans. Fuel modification plans shall be reviewed and approved by OCFA for all new buildings to be built or installed in a wildfire risk area. Plans shall meet the criteria set forth in OCFA Guideline C 05 "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.

