

EXHIBIT A

CALIFORNIA BUILDING STANDARDS CODE 2025 EDITION

AMENDMENTS

Section	Title	Add	Delete	Amend	Justification /Findings
CBC 101.1	City Name			X	A
CBC 101.4	Referenced Codes			X	A
CBC 102.7	Maintenance	X			A
CBC 105.1.1	Annual Permit		X		A
CBC105.1.2	Annual Permit Records		X		A
CBC 105.2	Exception 2 – Fencing			X	A
CBC 105.3.2	Time Limitations			X	A
CBC 105.3.2.1	Application and Plan Check Renewal	X			A
CBC 105.5.2	Permit Renewal	X			A
CBC 107.3.3	Phased Approval		X		A
CBC 109.4	Work Commencing Without Permits			X	A
CBC 109.6.1	Refund Policy	X			A
CBC 110.3.1.1	Line and Grade Certification	X			A
CBC 110.7	Reinspection	X			A
CBC 113.3	Qualifications			X	A
CBC 117	Habitability	X			A
CBC 304.1	Business Group			X	A
CBC 903.2	Automatic Sprinklers – Where Required			X	L2, L3, L4
CBC 903.3.5.3	Hydraulically Calculated Systems	X			L2, L3, L4
CMC 104.3.3	Time Limitation of Application			X	A
CMC 104.4.4	Extension			X	A
CRC 105.2	Exception 2 – Fencing			X	L1, 2, 3, 4
CRC R106.3.3	Phased Approval		X		A
CRC R112.3	Qualifications			X	A
CRC T301.2	Climatic and Geographic Design Criteria – Wind			X	A, L1, 2
CPC 104.3.3	Time Limitation of Application			X	A
CPC 104.4.4	Extension			X	A

Climatic, Geological, and Topographical Findings

A. This amendment is necessary for administrative clarification and does not modify a Building Standard pursuant to California Health and Safety Code Sections 17958, 17958.5 and 17958.7. This amendment establishes administrative standards for the effective enforcement of building standards throughout the City of Moreno Valley.

L1. The city has two earthquake fault systems (San Jacinto and Rialto-Colton) with the cities limits. There are two other fault systems (San Andreas and Sierra Madre) located in adjacent areas within a 5-mile radius of the city. In the event of a severe earthquake, these faults present the potential for catastrophic damage, including structural damage, utility displacement, roadway displacement, fires, and other infrastructure impairments. Structures, building components, and material must account for higher wind speeds that create the potential for strong and gusty winds that create significant forces and impact the structural design.

L2. The city is situated at the edge of the San Gabriel Mountains. The San Gabriel and San Bernardino mountains along with other terrain features accelerate winds, creating high-wind zones and high wind anomalies also known as the “Santa Ana” and the San Gabriel Special Wind Region which can reach a basic wind speed of up to 130

miles per hour. Structures, building components, and material must account for higher wind speeds that create the potential for strong and gusty winds that create significant forces and impact the structural design.

L3. 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 fire. During July, August, and September, temperatures often exceed 100 degrees Fahrenheit. During the same months, humidity is usually less than 40%, and humidity measurements less than 10% are not uncommon. These conditions contribute to an increased likelihood of fire.

L4. The combination of high winds and probability of fire can create severe fire hazards to the public health and welfare of the city. Minor fires have a greater tendency of spreading rapidly due to such conditions. An isolated structure fire or wildland fire can grow and spread to other structures and wildland areas with the probability of embers traveling several miles and igniting new fires.

Legend

- CBC – California Building Code
- CMC – California Mechanical Code
- CRC – California Residential Code
- CPC – California Plumbing Code

**CALIFORNIA BUILDING STANDARDS CODE
2025 EDITION**

**CALIFORNIA FIRE CODE
AMENDMENTS**

California Health and Safety Code Sections 17958.7 and 18941.5 require that the modification or change be expressly marked and identified as to which each finding refers. Therefore, the City of Moreno Valley finds that the following table sets forth the California Fire Code 2025 Edition sections that have been modified and the associated local climatic, geological and/or topographical conditions described in the Findings below supporting the modification.

2025 CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
101.4	Severability	Administrative
102.5	Application of the residential code	I, II & III
102.13.1	Application of the California Wildland-Urban Interface Code	Administrative
104.1.1	Authority of the Fire Chief and Fire Department	Administrative
104.2	Determination of Compliance	Administrative
104.8 and 104.8.1	Liability	Administrative
104.12	Authority of the Fire Chief to close hazardous fire areas	Administrative
108.2	Fees	Administrative
108.7	Cost Recovery	Administrative
112.1	Board of Appeals established	Administrative
113.4	Violation and Penalties	Administrative
202	Fire Chief	Administrative
308.1.7	Sky Lanterns and similar devices	I, II & III
503.1.2.1	Remoteness	I, II, & III
503.2.1	Dimensions	Administrative
503.2.2	Authority	Administrative
503.6.1	Automatic opener	Administrative
503.7	Loading areas and passenger drop-offs	Administrative
507.5.7	Fire hydrant size and outlets	I & III
507.5.8	Fire hydrant street marker	I, II & III
508.1	Fire command center – General	I, II & III

508.1.1	Fire command center – Location and access	I, II & III
508.1.3	Fire command center - Size	I, II & III
509.2.1	Minimum clearances	I & III
608.11.1.2	Manual operation	II & III
903.2	Where required (automatic sprinkler systems)	I, II & III
903.3.5.3	Hydraulically calculated systems	I & II
904.2.2.1	Activation of the Fire Alarm System	I, II & III
3206.4.2	General Fire Protection and Life Safety Features	Administrative
4107	Mobile Food Preparation Vehicles	I, II & III
4107.1	Mobile Food Preparation Vehicles - General	I, II & III
4107.2	Maintenance	I, II & III
4107.2.1	Exhaust system	I, II & III
4107.2.2	Fire protection systems and devices	I, II & III
4107.2.3	Fuel gas systems	I, II & III
5608.2	Fallout Area	I, II & III
B103.2.1	Wildland-Urban Interface Area Subdivisions	I, II & III
Table B105.2	Buildings other than one- or two-family dwellings	I, II & III
C103.1	Fire hydrant location	I, II & III

GENERAL, CLIMATIC, TOPOGRAPHICAL AND GEOLOGIC FINDINGS

I. General Conditions:

A. Every three years, the State of California adopts a new California Fire Code and California Wildland-Urban Interface Code as part of the California Building Standards Code. These codes become effective statewide following adoption by the California Building Standards Commission. The City of Moreno Valley enforces these codes upon adoption, subject to local amendments.

B. The International Fire Code has been published and adopted, as amended, by the California Building Standards Commission into the California Code of Regulations as Title 24, Part 9, titled the California Fire Code.

C. The International Wildland-Urban Interface Code has been published and adopted, as amended, by the California Building Standards Commission into the California Code of Regulations as Title 24, Part 7, titled the California Wildland-Urban Interface Code.

D. The City of Moreno Valley may establish more restrictive standards reasonably necessary to provide fire protection for life and property due to local climatic, geological, or topographical conditions.

E. The additional requirements included herein are necessary to properly protect the health, safety, and welfare of the residents and workers of the City of Moreno Valley.

F. Budgetary constraints may limit the ability to construct new fire stations or increase staffing levels. Therefore, enhanced built-in fire protection systems are necessary, especially in multi-story retail, commercial, and industrial buildings.

G. The sections of the California Fire Code may be referred to by the same number used in the published compilation, preceded by the words “City of Moreno Valley Fire Code Section” or “Fire Code Section.”

H. The sections of the California Wildland-Urban Interface Code may be referred to by the same number used in the published compilation, preceded by the words “City of Moreno Valley Wildland-Urban Interface Code Section” or “Wildland-Urban Interface Code Section.”

II. Climatic Conditions:

A. The City of Moreno Valley is located in Southern California and covers a vast and varied geographic area. The base climate in western Riverside County consists of semi- arid Mediterranean weather patterns. Hot, dry winds, which may reach speeds of 70 M.P.H. or greater, are common to the area. Examples are: Santa Ana/ Foehn winds, afternoon surface-heating generated winds, and prevailing desert winds.

These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration) which necessitates rapid identification, locating and extinguishment of all fires in the smallest stage possible. In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the City. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, will greatly impact the response time to reach an incident scene. During these winds, the inability to use aerial type firefighting apparatus would further decrease our ability to stop fires in large buildings and place rescue personnel at increased risk of injury.

B. While Moreno Valley is generally dry, it occasionally experiences periods of heavy rainfall, particularly during winter storms or summer monsoonal activity. These events can lead to localized flooding, especially in low-lying areas and near natural drainage channels such as the Perris Valley Storm Drain and Box Springs Creek. Flash flooding from short-duration, high-intensity storms poses risks to infrastructure and emergency access routes, even during drought conditions.

C. Water demand in densely populated Southern California far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.

D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features such as identification and notification will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

E. The City of Moreno Valley has an arid climate with annual rainfall of approximately 8.6 inches. The City also experiences seasonal hot, dry Santa Ana Winds, which contribute to the rapid spread of wildfires.

III. Topographical conditions

A. Natural: Moreno Valley's topography ranges from flat valley floors to foothills with slopes exceeding 25%. The City is bordered by the Box Springs Mountains and the Badlands, which create natural barriers and complicate emergency access. Sensitive habitats and open space corridors, such as the Lake Perris State Recreation Area and the San Jacinto Wildlife Area, further restrict development and emergency response routes. These geographic features contribute to extended response times and require interagency coordination..

B. Traffic congestion along major corridors such as State Route 60, Interstate 215, and local arterials like Alessandro Boulevard and Moreno Beach Drive presents artificial topographical challenges. These conditions can delay emergency vehicle access and necessitate built-in fire protection systems to mitigate risk.

C. A variety of regions exist within the City of Moreno Valley, including brush-covered wildlands, agricultural lands, and urban development. Elevations within the City range from approximately 1,500 feet to over 3,000 feet above sea level. This diversity in terrain can impact emergency response times and necessitates coordination among local agencies.

D. The City of Moreno Valley contains sensitive habitats and open space areas interspersed with urban development. These conditions affect building placement and emergency access, requiring tailored fire protection strategies.

E. Moreno Valley is part of a broader regional network of urban, rural, and wildland areas. The mix of development types and geographic spread can increase emergency response times and necessitate enhanced fire protection measures.

F. The topography within the City of Moreno Valley includes flat areas and slopes exceeding 25 percent in some habitable zones. These conditions affect the placement of buildings and structures and can hinder emergency access and response.

G. These topographical conditions combine to create a situation, which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

IV. Geological Conditions

Located within the City of Moreno Valley are several known active and potentially active earthquake faults, including the Casa Loma and San Jacinto Faults. In the event of an earthquake, the location of the epicenter as well as the time of day and season of the year would have a profound effect on the number of deaths and casualties, as well as property damage.

The major form of direct damage from most earthquakes is damage to construction. Bridges are particularly vulnerable to collapse, and dam failure may generate major downstream flooding. Buildings vary in susceptibility, dependent upon construction and the types of soils on which they are built. Earthquakes destroy power and telephone lines; gas, sewer, or water mains; which, in turn, may set off fires and/or hinder firefighting or rescue efforts. The hazard of earthquakes varies from place to place, dependent upon the regional and local geology. Ground shaking may occur in areas 65 miles or more from the epicenter (the point on the ground surface above the focus). Ground shaking can change the mechanical properties of some fine grained, saturated soils, where upon they liquefy and act as a fluid (liquefaction).

A. Two major earthquake faults are the San Jacinto Fault and the Casa Loma Fault which run near the City of Moreno Valley, along with several minor faults. These seismic conditions pose risks to life and property and require robust emergency preparedness and response capabilities.

B. In addition to earthquakes, the City of Moreno Valley is susceptible to landslides, wind erosion, blown sand, flooding, and wildfires due to its unique climatic, geological, and topographical conditions.

C. Previous earthquakes in southern California have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings.

D. Road circulation features located throughout the City also make amendments reasonably necessary. Located through the City are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design accompanied with occasional heavy rainfall, cause roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in The City of Moreno Valley that naturally have extended emergency response times that exceed the 5 minute goal.

ADDITIONAL JUSTIFICATION/STATEMENT OF REASON

The City may make reasonably necessary modifications to the requirements, adopted pursuant to Health and Safety Code Section 17958, 17958.5, 17958.7, and 18941.5, contained in the provisions of the code and regulations on the basis of local conditions.

Chapter 1 – Scope and Administration:

Section 101.4: This section resolves any conflict with the Fire Code provisions. The City of Moreno Valley maintains its own severability clause and does not adopt the Fire Code text.

Section 102.5: This section expands the scope and application of the Fire Code to apply to the fire sprinkler systems for accessory structures constructed under the 2025 California Residential Code (CRC) which are now permitted to exceed 3,000 square feet in area. This existing modification maintains the applicability of the 2025 California Fire Code (CFC) Section 903.2 amendment to those accessory structures greater than or equal to 3,600 square feet in area. This has no change in intent for Moreno Valley Municipal Code and maintains the protection offered.

Section 102.13.1: New section added to Section 102.13 to clarify where a conflict exists between the provisions of the City of Moreno Valley Fire Code and the California Wildland-Urban Interface Code, the provisions of the Fire Code shall apply.

Section 104.1.1: This section is carried over from the existing Moreno Valley Municipal Code. It is imperative that enforcement capability be disseminated to other law enforcement entities within the City of Moreno Valley area because of its vast topography and diversity. This gives the City of Moreno Valley/Riverside County Fire Department greater enforcement capabilities due to the presence of these other agencies across the City of Riverside.

Section 104.8 and 104.8.1: This section resolves any conflict between state law and the Fire Code provisions.

Section 104.12: This section grants authority to the Fire Chief, in cooperation with the City of Moreno Valley, to close hazardous fire areas.

Section 108.2: This section is carried over from the previous Moreno Valley Municipal Code and relocated to the fees section of the Fire Code section 108.2. This amendment is necessary to identify that fees are in accordance with The City of Moreno Valley Ordinance 671.

Section 107.7: This section is carried over from the previous Moreno Valley Municipal Code and relocated to the fees section of the Fire Code. This section is maintained in accordance with Health and Safety Code 13009 and 13009.1, and Government Code 53150, et seq. for cost recovery.

Section 112.1: This section identifies the Board of Appeals and additional criteria for clarification and implementation. The existing modifications to this section are consistent with Health and Safety Code 17920.5 where no Board of Appeals exists. This section provides for the ability to create a Board of Appeals as needed.

Section 113.4: This section incorporates the enforcement language previously codified under Moreno Valley Fire Code Section 112.4 and has been relocated to ensure consistency with the Fire Code provisions. Penalties for violations shall be administered in accordance with the Moreno Valley Municipal Code and California Health and Safety Code Sections 17995 through 17995.5.

Chapter 2 – Definitions:

Fire Chief: This definition was added to designate that this term means the Fire Chief of The City of Moreno Valley whenever the wording appears in the California Fire Code or this Ordinance. This is to distinguish obligatory authority to the Fire Chief or any of the designated representatives for fire prevention measures and declarations in enforcing this code.

Chapter 3 General Requirements

Section 308.1.7:

This section is amended to prohibit sky lanterns and similar devices. The California State Fire Marshal's office issued Information Bulletin 12-005 indicating that there is a serious fire and safety hazard associated with sky lanterns, which include the potential to start an unintended fire on or off the property from which they are released. They are known to travel significant distances from the point of release. The National Association of State Fire Marshals Resolution 2013-3 recommends imposing State level bans on their sale and use. Multiple fires have been reported to be linked to the use of sky lanterns including, but not limited to, a recycling plant fire in Smethwick, England which caused approx. \$9M in damage and a wildfire in Shell Beach on the mountain above Pirates Code in San Luis Obispo City, CA. This is similar to the existing amendment by Orange City Fire Authority.

Chapter 5 – Fire Service Features

Section 503.1.2.1: This is a new section added to be consistent with the operational needs where two points of fire access are required as identified in the City of Moreno Valley/Riverside County Fire Department – Commercial Access Guidelines and is consistent with Appendix D of the International Fire Code.

Section 503.2.1: This correlation of the Fire Code is necessary for minimum fire apparatus access widths for firefighter operations and consistency throughout the City. This modification does not supersede City road standards contained in Ordinance 460 or Ordinance 461 where Ordinance 460 or Ordinance 461 is more restrictive. This modification has no change in regulatory effect.

Section 503.2.2: This section is carried over from the previous Moreno Valley Municipal Code. This section is enhanced to specify who has authority to designate Fire Lanes/Fire Apparatus Access Roads and modify minimum widths.

Section 503.6.1: This section provides fire department and other emergency responders more rapid access to facilities with motorized gates. Underwriters Laboratory (UL) “determined that fires today are more dangerous and pose more risks than in the past. Fire propagation is faster, and time to flashover, escape times and collapse times are all shorter” (UL Fire Safety Journal Issue 1). Placing our first responders on scene sooner or without disruption will provide for greater occupant and firefighter safety and assist in property protection and medical emergencies.

Section 503.7: This section provides additional width for apparatus access roads where loading/unloading or passenger drop off/pick up is utilized to prevent interference with operational access needs.

Section 507.5.7: This section provides for the size and quantities of outlets for residential standard, super hydrant standard, and super hydrant enhanced fire hydrants and that they shall be required as determined by the Fire Code Official.

Section 507.5.8: This section provides direct reference to The City of Moreno Valley/Riverside County Fire Department Guidelines for specific requirements for the installation of blue reflective markers for fire hydrants.

Section 508.1, 508.1.1, and 508.1.3: These sections have been amended to require fire command centers for structures larger than 300,000 square feet in size. To put into context, the Fire Command Center would be triggered when the buildings are approximately 2.5 times the typical Costco Warehouse store and approximately two times the size of a typical Walmart Supercenter. Large structures of this size pose numerous challenges to emergency responders due to the large amounts of fuel loads from the storage, manufacturing and/or processing of flammable/combustible commodities, and other processes within the building. Challenges include wide distribution of smoke throughout the structure, difficulty for firefighters to locate and reach the fire, and difficulty in search and evacuation of the public, employees and firefighters. These structures typically require numerous fire protection, early suppression, and detection systems that may include, but are not limited to, fire pumps, multiple fire sprinkler systems, advanced fire alarm systems, smoke control systems, and refrigeration gas detection system(s). During a fire, the incident commander must have the ability to readily identify the status of the various suppression and detection systems and have access to other building information details that may include, but are not limited to, building floor plans, high-pile/rack storage details, smoke control/ventilation systems, fire sprinkler zoning details, mechanical refrigeration equipment and piping details, and hazardous materials data sheets along with quantities and storage/use locations. A fire command center provides a centralized location for the incident commander to review details about the building and the incident and to effectively coordinate emergency responders and suppression activities with increased efficiency and speed. The City of Moreno Valley/Riverside County Fire Department has experienced several incidents in buildings with and without Fire Command Centers. Incident Commanders found that having detailed information on built-in fire protection systems and controls, building schematics, and hazardous materials storage plans were vital towards mitigating the event. When this information was not available, firefighting personnel were forced to operate upon assumptions and much less information. In addition, this increased efficiency and speed results in facilities returning to operation more expeditiously after incidents or false alarms thereby reducing loss of revenue for the business.

Section 509.2.1: This section encompasses other exterior fire protection water supply appliances such as Fire Department connections, and other exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access.

Section 608.11.1.2: This section specifies the location of manual crossover valves when manual operation is required by the Fire Code Official. The amendment specifies that the manual valves shall be located in an

approved location immediately outside of the machinery room, in a secure metal box or equivalent, and marked as Emergency Controls. This is to ensure that the valves are in readily accessible location(s) for access during an emergency.

Section 903.2: This section is carried over from the previous Moreno Valley Municipal Code with modification. Modifications have been made to provide certain exemptions including, but not limited to, agricultural and greenhouse Group U structures constructed in accordance with the California Building Code and specific shade structures. An additional sprinkler requirement has been added to include changes in use to existing structures greater than 3,600 sq. ft., and additions to existing structures where the new square footage is greater than 3,600 sq. ft..

The existing amendment provides a base square footage requirement for all new commercial, industrial, and residential occupancies other than one- and two-family dwellings. Though the amendment includes a reference to the requirement for one- and two-family dwellings, the authority for residential fire sprinkler requirements for these occupancies resides in Title 24, Part 2.5 [2025 California Residential Code].

Automatic sprinkler systems have been successfully used to protect industrial and commercial buildings and their occupants for more than 100 years. Historically, the place which has offered the least amount of fire protection to occupants was and still is their own home. This was brought to light in 1973 by the Report of the National Commission on Fire Prevention and Control, *America Burning*. At the time of the report approximately 8,000 people died in structure fires every year in the United States. Nine out of ten of those victims died in their home.

However, the U.S. Fire Administration report “Fire in the United States 2004–2013 17th edition” reflects that nonresidential fire losses are costly. “National estimates of nonresidential building fires and losses, from 2004 to 2013, annually accounted for only 7 percent of fires, 2 percent of deaths, and 8 percent of injuries. These properties, however, accounted for a disproportionately large annual dollar loss, 21 percent. Trends in nonresidential buildings showed a 14 percent decrease in fires, a 9 percent increase in deaths, a 7 percent increase in injuries, and a 10 percent decrease in dollar loss from 2004 to 2013.”

The same report concluded “...that, overall, the fire problem in the U.S. continues to improve. Ten-year fire loss rates are down. It is likely that several factors continue to contribute to these trends...” which includes; “fire sprinklers, which quickly combat incipient fires, especially in nonresidential and multifamily buildings, and Fire Codes, which have been strengthened.” Furthermore, the report reflects that the nonresidential building category includes industrial and commercial properties, institutions (such as hospitals, nursing homes and prisons), educational establishments (from preschool through university), mobile properties, and storage properties. On average, about 89 percent of nonresidential structure fires, 88 percent of deaths, 91 percent of injuries, and 92 percent of dollar losses reported to National Fire Incident Reporting System from 2004 to 2013 occurred in nonresidential buildings.

Aside from firefighter and explosion fatalities, there has never been a multiple loss of life in a fully sprinklered building due to fire or smoke. All fire protection features have a reliability factor. Walls and shafts can be breached by means of poke-throughs and building alterations. Exit doors can be blocked or locked.

The California Residential Code requires that all one- and two-family dwellings be protected by sprinklers. It is still imperative, based on the geographical, topographical, climatic diversity of the City of Moreno Valley, to continue to protect all structures greater than 3,600 sq. ft. by fire sprinklers. This ensures faster fire suppression/control to those occupancies that would not normally be required to be protected. In turn, this minimizes a possible exhaustion of a number of resources, including water, which climatically is so precious to our environment as a whole. It will also provide for less run off into ground water due to suppression activities and less pollutants into the environment. In addition, it can reduce the risk of a structure fire extending outside of the structure and potentially igniting a wildland fire.

Mobile homes are a part of the American landscape. In 2007 alone, more than 95,000 manufactured homes were shipped nationwide. Manufactured housing also accounts for approximately 10 percent of the single-family structures in the United States. The National Fire Protection Association reports in 2007-2011, 11,400 structure fires per year were reported in manufactured homes, with associated losses of 206 civilian deaths, 434 civilian injuries, and \$179 million in direct damage per year nationally. Despite the fact that we drive by them, respond to medical calls in them, and sometimes live in them, we often overlook mobile homes when it comes to training and pre-fire planning. However, as the deaths of two firefighters in Craigsville, West Virginia, showed, mobile homes can pose significant, and sometimes deadly, challenges. The burning mobile home is a less-than-stable platform, making search and possible rescue of occupants even more dangerous. The exterior walls are not as

structurally sound when compared with those of most site-built homes. The narrow halls complicate search. The roof burns through more quickly than a typical residential roof and is not safe for firefighters. Mobile home fires can quickly grow out of control, because there's not as much wallboard and drywall, and there are fewer walls to keep the fire from spreading. If the first-due engine pulls up and the mobile home is burning from end to end, the firefighting strategy has already been decided. The fire must be knocked down in order to move in. Protecting exposures is vital for homes in a mobile home park. Radiant heat can ignite the nearby homes. In contrast, fire sprinklers can prevent the flashover from occurring and in many cases put the fire out. It can also save valuable resources in the process, such as water, personnel, environmental cleanup, limited displacement into City shelter(s), and less inconvenience to the family. The mobile home, because of its construction, requires fast water.

The record for automatic fire sprinklers is based on the simple fact that there has never been a multiple death of building occupants from a fire developing in a building protected by an automatic fire sprinkler system properly installed and maintained in accordance with nationally recognized standards (NFPA 13, 13D, 13R, and NFPA 25).

American Water Works Association Research Foundation (AWWA) has published the following report: Impact of Fire Flow on Distribution System Water Quality, Design, and Operation. The report's conclusion is as follows:

"Water-efficient fire suppression technologies exist that use less water than conventional standards. In particular, the universal application of automatic sprinkler systems provides the most proven method for reducing loss of life and property due to fire, while at the same time providing faster response to the fire and requiring significantly less water than conventional fire-fighting techniques. It is recommended that the universal application of automatic fire sprinklers be adopted by local jurisdictions."

Consider the benefits: a single firefighter, using a normal 1-1/2" fire hose, can be applying between 175-400 gallons of water per minute when attempting to extinguish a fire. On the other hand, a single fire sprinkler will be flowing only 18- to 40- gallons of water per minute (GPM). This means that over a 5-minute period, the following quantities of water are used:

Fire-fighter with 1-1/2" hose:

175 GPM x 5 minutes = 875 gallons of water

400 GPM x 5 minutes = 2,000 gallons of water

Fire sprinkler system:

18 GPM x 5 minutes = 90 gallons of water

40 GPM x 5 minutes = 200 gallons of water

Section 903.3.5.3: This limits all hydraulically calculated fire sprinkler systems to not exceed 90% of the water supply capacity. The 10% buffer in the hydraulic calculation is a common engineering business practice that gives some flexibility to account for system water pressures that may decrease as additional demands are placed on the water system from additional construction or as the system ages.

Section 3206.4.2: This section is carried over from the previous Moreno Valley Municipal Code and relocated to the automatic sprinkler section within Chapter 32 of the Fire Code. By requiring client leased or occupant owned warehouses to have a technical report completed by a registered engineer, it will minimize problems concerning commodity and sprinkler protection. By having an engineer complete a technical report for the proposed or existing building, it will provide greater certainty that adequate protection for the commodities that are proposed will be sufficient. By not having adequate sprinkler protection, it could be detrimental to the building and could also cause loss of life in the event of a fire. Geographically, this can be a significant problem due to the seismic activity that the City of Moreno Valley experiences. The Engineer can assess the adequate protection for the correct commodity classifications, ensure the correct seismic provisions are in place for the type of system to be installed, and provide a professional assurance to a very volatile type of occupancy. It takes a vast number of resources to extinguish a fire of this type. By adding this requirement, it will ensure an added level of safety. Modifications have been made to provide clarification that certain reference documents are not required.

Section 4904.2.1: This section has been deleted and is covered by the provisions of the California Wildland-Urban Interface Code and under The City of Moreno Valley Ordinance No. 1024.

Section 5608.2: A new Section 5608.2 is added to establish the fallout area for aerial shells.

Table B105.2 of Appendix B: This amendment allows the fire department to still have adequate fire flow mitigation with sprinkler protection and not jeopardize main distribution systems by inadequately under-sizing them and have costly upgrades for future projects. With the City’s geographical diversity, it is important that this requirement be added to ensure adequate water in the event of a fire.

Section C103.1 of Appendix C: This provision is carried over from the previous Moreno Valley Municipal Code. This provision is to clarify the additional location of fire hydrants to be at intersections. This requirement has been standard policy within The City of Moreno Valley.

**CALIFORNIA BUILDING STANDARDS CODE
2025 EDITION**

**CALIFORNIA WILDLAND-URBAN INTERFACE CODE
AMENDMENTS**

California Health and Safety Code Sections 17958.7 and 18941.5 require that the modification or change be expressly marked and identified as to which each finding refers. Therefore, the City of Moreno Valley finds that the following table sets forth the 2025 California Wildland-Urban Interface Code (CWUIC) sections that have been modified and the associated local climatic, geological and/or topographical conditions described in the Findings below supporting the modification.

2025 CWUIC CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
102.4.1.1	Application of the California Wildland-Urban Interface Code	Administrative
104.1.1	Authority of the Fire Chief and Fire Department	Administrative
104.2	Determination of Compliance	Administrative
104.8 and 104.8.1	Liability	Administrative
105.2	Permits Required	Administrative
108.2	Schedule of Permit fees	Administrative
108.7	Cost Recovery	Administrative
109.3.7	Violation and Penalties	Administrative
202	Fire Chief	Administrative
302.1.1	Designation of Fire Hazard Severity Zones.	Administrative
501.1	Scope	I, II, & III
602.1	General	I, II, & III
602.3.2	Final Fire Protection Plan	I, II, & III
603.1	General	I, II, & III
603.3	Landscape and Fuel Modification plans	I, II, & III
603.3.1	Contents	I, II, & III
604.1	General	I, II, & III
604.3	Requirements	I, II, & III
604.3.1	Retroactivity	I, II, & III
604.6	Clearance of brush, vegetative growth, and combustible material from improved parcels	I, II, & III
604.7	Clearance of fuels or vegetative growth from structures	I, II, & III
604.7.1	Structures	I, II, & III
604.7.2	Timing for New Buildings and additions to Existing Buildings	I, II, & III
604.7.3	Photovoltaic Systems	I, II, & III
604.8	Defensible Space clearance zones and requirements	I, II, & III
604.8.1	Requirements	I, II, & III
604.8.2	Zone 0 purpose and location	I, II, & III
604.8.2.1	Non-Combustible Zone 0 for New Buildings, additions to Existing Buildings, and new or replacement landscape	I, II, & III
604.8.2.2	Additional requirements in Zone 0	I, II, & III
604.8.2.3	Zone 0 requirements for Existing Buildings	I, II, & III
604.8.2.3.1	Zone 0 restrictions	I, II, & III
604.8.3	Zone 1 purpose and location	I, II, & III

604.8.3.1	Requirements and allowable items	I, II, & III
604.8.4	Zone 2 purpose and location	I, II, & III
604.8.4.1	Requirements and allowable items	I, II, & III
604.8.4.2	Spacing	I, II, & III
604.8.5	General requirements for Zone 0, 1, and 2	I, II, & III
604.8.5.1	Dead and dying vegetation	I, II, & III
604.8.5.2	Mulch and wood chips within Zones 1 and 2	I, II, & III
604.8.5.3	Firewood	I, II, & III
604.8.5.4	Clearance from chimney, stovepipe	I, II, & III
604.8.5.5	Trees	I, II, & III
604.8.5.5.1	Tree spacing	I, II, & III
604.8.5.5.2	Ground clearance of trees	I, II, & III
604.8.5.5.3	Ground cover under tree canopy	I, II, & III
604.8.5.6	Continuous tree canopies	I, II, & III
604.8.5.6.1	New Structures	I, II, & III
604.8.5.6.2	Existing Structures	I, II, & III
604.8.5.7	Grasses	I, II, & III
604.9	Fire protection equipment and utilities	I, II, & III
604.10	Planting vegetation under or adjacent to energized electrical lines	I, II, & III
604.11	Fencing	I, II, & III
604.11.1	Scope	I, II, & III
604.11.2	New Fencing	I, II, & III
604.11.3	Existing Fencing	I, II, & III
607.1	General	I, II, & III
607.1.1	Combustible Materials	I, II, & III
607.2	Storage for off-site use	I, II, & III
608.1.1	Restricted development setbacks	I, II, & III
608.2	General	I, II, & III
608.2.1	Setback reduction	I, II, & III
609.2.7.1	Greenbelts	I, II, & III
609.2.7.2	Access to Greenbelts	I, II, & III
A102.1	General	I, II, & III
A105.1	General	I, II, & III
A105.4	Combustible Materials	I, II, & III

GENERAL, CLIMATIC, TOPOGRAPHICAL AND GEOLOGIC FINDINGS

I. General Conditions:

A. Every three years, the State of California adopts a new California Fire Code and California Wildland-Urban Interface Code as part of the California Building Standards Code. These codes become effective statewide following adoption by the California Building Standards Commission. The City of Moreno Valley enforces these codes upon adoption, subject to local amendments.

B. The International Fire Code has been published and adopted, as amended, by the California Building Standards Commission into the California Code of Regulations as Title 24, Part 9, titled the California Fire Code.

C. The International Wildland-Urban Interface Code has been published and adopted, as amended, by the California Building Standards Commission into the California Code of Regulations as Title 24, Part 7, titled the California Wildland-Urban Interface Code.

D. The City of Moreno Valley may establish more restrictive standards reasonably necessary to provide fire protection for life and property due to local climatic, geological, or topographical conditions.

E. The additional requirements included herein are necessary to properly protect the health, safety, and welfare of the residents and workers of the City of Moreno Valley.

F. Budgetary constraints may limit the ability to construct new fire stations or increase staffing levels. Therefore, enhanced built-in fire protection systems are necessary, especially in multi-story retail, commercial, and industrial buildings.

G. The sections of the California Fire Code may be referred to by the same number used in the published compilation, preceded by the words "City of Moreno Valley Fire Code Section" or "Fire Code Section."

H. The sections of the California Wildland-Urban Interface Code may be referred to by the same number used in the published compilation, preceded by the words "City of Moreno Valley Wildland-Urban Interface Code Section" or "Wildland-Urban Interface Code Section."

II. Climatic Conditions:

A. The City of Moreno Valley is located in Southern California and covers a vast and varied geographic area. The base climate in western The City of Moreno Valley consists of semi- arid Mediterranean weather patterns. Hot, dry winds, which may reach speeds of 70 M.P.H. or greater, are common to the area. Examples are: Santa Ana/ Foehn winds, afternoon surface-heating generated winds, and prevailing desert winds.

These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration) which necessitates rapid identification, locating and extinguishment of all fires in the smallest stage possible. In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the City. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, will greatly impact the response time to reach an incident scene. During these winds, the inability to use aerial type firefighting apparatus would further decrease our ability to stop fires in large buildings and place rescue personnel at increased risk of injury.

B. While Moreno Valley is generally dry, it occasionally experiences periods of heavy rainfall, particularly during winter storms or summer monsoonal activity. These events can lead to localized flooding, especially in low-lying areas and near natural drainage channels such as the Perris Valley Storm Drain and Box Springs Creek. Flash flooding from short-duration, high-intensity storms poses risks to infrastructure and emergency access routes, even during drought conditions.

C. Water demand in densely populated Southern California far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.

D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features such as identification and notification will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

E. The City of Moreno Valley has an arid climate with annual rainfall of approximately 8.6 inches. The City also experiences seasonal hot, dry Santa Ana Winds, which contribute to the rapid spread of wildfires.

III. Topographical conditions

A. Natural: Moreno Valley's topography ranges from flat valley floors to foothills with slopes exceeding 25%. The City is bordered by the Box Springs Mountains and the Badlands, which create natural barriers and complicate emergency access. Sensitive habitats and open space corridors, such as the Lake Perris State Recreation Area and the San Jacinto Wildlife Area, further restrict development and emergency response routes. These geographic features contribute to extended response times and require interagency coordination..

B. Traffic congestion along major corridors such as State Route 60, Interstate 215, and local arterials like Alessandro Boulevard and Moreno Beach Drive presents artificial topographical challenges. These conditions can delay emergency vehicle access and necessitate built-in fire protection systems to mitigate risk.

C. A variety of regions exist within the City of Moreno Valley, including brush-covered wildlands, agricultural lands, and urban development. Elevations within the City range from approximately 1,500 feet to over 3,000 feet above sea level. This diversity in terrain can impact emergency response times and necessitates coordination among local agencies.

D. The City of Moreno Valley contains sensitive habitats and open space areas interspersed with urban development. These conditions affect building placement and emergency access, requiring tailored fire protection strategies.

E. Moreno Valley is part of a broader regional network of urban, rural, and wildland areas. The mix of development types and geographic spread can increase emergency response times and necessitate enhanced fire protection measures.

F. The topography within the City of Moreno Valley includes flat areas and slopes exceeding 25 percent in some habitable zones. These conditions affect the placement of buildings and structures and can hinder emergency access and response.

G. These topographical conditions combine to create a situation, which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

IV. Geological Conditions

Located within the City of Moreno Valley are several known active and potentially active earthquake faults, including the Casa Loma and San Jacinto Faults. In the event of an earthquake, the location of the epicenter as well as the time of day and season of the year would have a profound effect on the number of deaths and casualties, as well as property damage.

The major form of direct damage from most earthquakes is damage to construction. Bridges are particularly vulnerable to collapse, and dam failure may generate major downstream flooding. Buildings vary in susceptibility, dependent upon construction and the types of soils on which they are built. Earthquakes destroy power and telephone lines; gas, sewer, or water mains; which, in turn, may set off fires and/or hinder firefighting or rescue efforts. The hazard of earthquakes varies from place to place, dependent upon the regional and local geology. Ground shaking may occur in areas 65 miles or more from the epicenter (the point on the ground surface above the focus). Ground shaking can change the mechanical properties of some fine grained, saturated soils, where upon they liquefy and act as a fluid (liquefaction).

A. Two major earthquake faults are the San Jacinto Fault and the Casa Loma Fault which run near the City of Moreno Valley, along with several minor faults. These seismic conditions pose risks to life and property and require robust emergency preparedness and response capabilities.

B. In addition to earthquakes, the City of Moreno Valley is susceptible to landslides, wind erosion, blown sand, flooding, and wildfires due to its unique climatic, geological, and topographical conditions.

C. Previous earthquakes in southern California have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings.

D. Road circulation features located throughout the City also make amendments reasonably necessary. Located through the City are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design accompanied with occasional heavy rainfall, cause roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in The City of Moreno Valley that naturally have extended emergency response times that exceed the 5 minute goal.

Additional Justification/Statement of Reason

Building Standards Law allows local amendments in accordance with the following:

For purposes of this subdivision, a city may make reasonably necessary modifications to the requirements, adopted pursuant to the Health and Safety Code Section 17958, 17958.5, 17958.7, and 18941.5, contained in the provisions of the code and regulations on the basis of local conditions.

CWUIC Chapter 1 – Administration:

Section 102.4.1.1: A new section added to the CWUIC to clarify that where a conflict exists between the provisions of the Moreno Valley Fire Code and the California Wildland-Urban Interface Code, the more restrictive provisions shall apply.

Section 104.1.1: Similar to the existing Moreno Valley Municipal Code amendment to the Fire Code, this section ensures that enforcement capability be disseminated to other law enforcement entities within the City of Moreno Valley because of its vast topography and diversity. This gives the City of Moreno Valley greater enforcement capabilities due to the presence of these other agencies across the County of Riverside.

Section 104.2: New amendment to Section 104.2 to clarify that “Guidelines” may be created to render interpretations of the Wildland-Urban Interface Code and shall be enforceable as part of the code.

Section 104.8 and 104.8.1: This amended section is the same as in the Fire Code carried over from the existing Moreno Valley Municipal Code to resolve any conflict between state law and the Fire Code provisions.

Section 105.2: This new amendment to CWUIC Section 105.2 adds an additional permit item for “Landscape and Fuel Modification Zones.”

Section 108.2: This amended section is similar to the previous Moreno Valley Fire Code. This amendment is necessary to identify that fees are in accordance with City of Moreno Valley Fee Schedule.

Section 108.7: This new section is similar to the previous Moreno Valley Municipal Code for the Fire Code. This section is maintained in accordance with the Health and Safety Code 13009 and 13009.1, and Government Code 53150, et seq. for cost recovery.

Section 109.3.7: This amended section aligns with prior provisions of the Moreno Valley Municipal Code related to Fire Code enforcement. Violations of the Fire Code shall be subject to penalties and enforcement measures as prescribed by the Moreno Valley Municipal Code and in accordance with California Health and Safety Code Sections 17995 through 17995.5.

CWUIC Chapter 2 – Definitions:

Section 202: This new amendment is similar to the previous Moreno Valley Municipal Code for the Fire Code. This definition was added to designate that this term means the Fire Chief of the City of Moreno Valley whenever the wording appears in the California Fire Code or this Ordinance. This is to distinguish obligatory authority to the Fire Chief or any of the designated representatives for fire prevention measures and declarations in enforcing this Ordinance.

CWUIC Chapter 3 – Wildland-Urban Interface Areas:

Section 302.1.1: A new amendment designating the Fire Hazard Severity Zones. The City of Moreno Valley Board has adopted the recommendations of the State Fire Marshal made pursuant to Government Code section 51178 and designated those areas within the City as moderate, high, and very high fire hazard severity zones as

shown on the Local Responsibility Area Fire Hazard Severity Zones Maps published by the Office of the State Fire Marshal. The Maps have been adopted under the City of Moreno Valley Ordinance 1024.

CWUIC Chapter 5 – Special Building Construction Requirements:

Section 501.1: A new amendment clarifying that, for the purpose of the special building construction requirements in Chapter 5, a wildland-urban interface area shall be defined as a geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires, and shall include those areas designated by Ordinance 1024 as moderate, high, and very high fire hazard severity zones based on recommendations from the State Fire Marshal pursuant to Government Code Section 51178. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

CWUIC Chapter 6 – Fire Protection Requirements:

Section 602.1: A new amendment to Section 602.1 to clarify when a Fire Protection Plan is required. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 602.3.2: A new amendment to Section 602.3.2 to clarify the items required in a Final Fire Protection Plan. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 603.1: A new amendment to Section 603.1 to include a reference to replacement landscaping. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 603.3: A new amendment to Section 603.1 to require Landscape and Fuel Modification Plans for any project in a Wildland-Urban Interface Area. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 603.3.1: A new amendment to Section 603.3.1 adding the requirement for the delineation of the 5-foot (1524 mm) (Zone 0), 30-foot (9144 mm) (Zone 1) and 100-foot (30 480 mm) (Zone 2) fuel management zones from all structures as part of the landscape plans. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.1: A new amendment to Section 604.1 to delete references to State Responsibility Areas (SRA) to include the defensible space requirements within the local responsibility area. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.3: A new amendment to Section 604.3 to include a reference to Appendix A of the CWUIC and the City of Moreno Valley/Riverside County Fire Department Guidelines.

Section 604.3.1: A new Section 604.3.1 is added to the CWUIC to add a requirement that when required, by the Fire Code Official or State Law, existing Defensible Space/Fuel Modification Zones (FMZ) shall require retrofitting, including thinning and/or removal of plants, trees, and vegetation, to meet this Code or State Law. Upon notification by the Fire Code Official, and when approved, work to bring an existing Defensible Space and FMZ into compliance with this Code, may be done over a two to four (2-4) year period as determined by the Fire Code Official. A compliance plan prepared by the property owner may be requested for review and approval by the Fire Code Official. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.6: A new Section 604.6 is added to the CWUIC requiring that all improved parcels declared a Public Nuisance shall be cleared entirely of combustible material. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.7: A new Section 604.7 is added to the CWUIC to require clearance of fuels or vegetative growth from structures. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.7.1: A new Section 604.7.1 is added to the CWUIC to specify the requirements for clearance of vegetation around structures located in a Fire Hazard Severity Zone. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.7.2: A new Section 604.7.2 is added to the CWUIC to provide a timeline for the clearance of fuels or vegetative growth from structures. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.7.3: A new Section 604.7.3 is added to the CWUIC to delineate the vegetation clearance requirements around freestanding photovoltaic systems in the wildland-urban interface area. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8: A new Section 604.8 is added to the CWUIC to indicate the three defensible space zones. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.1: A new Section 604.8.1 is added to the CWUIC to indicate the code sections for the defensible space requirements. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.2: A new Section 604.8.2 is added to the CWUIC to clarify the purpose and location of Zone 0. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.2.1: A new Section 604.8.2.1 is added to the CWUIC to delineate the Zone 0 requirements for all new buildings, additions to existing buildings, installation of new landscape, and refurbishment of existing landscape areas. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.2.2: A new Section 604.8.2.2 is added to the CWUIC to clarify the vegetation and landscape requirements in Zone 0. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.2.3: A new section heading 604.8.2.3 is added to the CWUIC for the Zone 0 requirements for existing buildings. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.2.3.1: A new Section 604.8.2.3.1 is added to the CWUIC to clarify the Zone 0 requirements applicable to existing buildings with landscape installed prior to January 1, 2026. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.3: A new Section 604.8.3 is added to the CWUIC to indicate the purpose and location of Zone 1. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.3.1: A new Section 604.8.3.1 is added to the CWUIC to indicate the requirements and allowable vegetation in Zone 1. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.4: A new Section 604.8.4 is added to the CWUIC to indicate the purpose and location of Zone 2. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.4.1: A new Section 604.8.4.1 is added to the CWUIC to indicate the requirements and allowable vegetation in Zone 2. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.4.2: A new Section 604.8.4.2 is added to the CWUIC to indicate the spacing requirements for trees and vegetation in Zone 2. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.5: A new section heading 604.8.5 is added to the CWUIC for the general requirements for Zone 0, 1, and 2. This amendment is necessary due to climatic and topographical conditions in The City of Moreno Valley.

Section 604.8.5.1: A new Section 604.8.5.1 is added to the CWUIC requiring the removal of all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and tree needles within Zone 0, 1, and 2. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.5.2: A new Section 604.8.5.2 is added to the CWUIC requiring the use of combustible mulch and wood chips shall be in accordance with the requirements of the City of Moreno Valley/Riverside County Fire Department Guidelines within Zones 1 and 2. This amendment is necessary due to climatic and topographical conditions in The City of Moreno Valley.

Section 604.8.5.3: A new Section 604.8.5.3 is added to the CWUIC indicating the requirements for firewood within Zones 0, 1, and 2 are found in Section 607 of the code. This amendment is necessary due to climatic and topographical conditions in The City of Moreno Valley.

Section 604.8.5.4: A new Section 604.8.5.4 is added to the CWUIC requiring that any portion of a tree or shrub that extends within 10 feet horizontally or vertically of a chimney outlet or stovepipe outlet shall be removed within Zones 0, 1, and 2. This amendment is necessary due to climatic and topographical conditions in The City of Moreno Valley.

Section 604.8.5.5: A new Section 604.8.5.5 is added to the CWUIC requiring that new trees shall be planted and maintained so that the tree's dripline at maturity is a minimum of 10 feet from any combustible structure within Zones 0, 1, and 2. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.5.5.1: A new Section 604.8.5.5.1 is added to the CWUIC requiring the horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 20 feet in Zone 1 and not less than 10 feet in Zone 2 and separation distance may be increased for slopes exceeding 20 percent with the required spacing measured between trees at maturity. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.5.5.2: A new Section 604.8.5.5.2 is added to the CWUIC addressing the ground clearance requirements for trees within Zones 0, 1, and 2. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.5.5.3: A new Section 604.8.5.5.3 is added to the CWUIC addressing the ground cover under tree canopies within Zones 0, 1, and 2. This amendment is necessary due to climatic and topographical conditions in The City of Moreno Valley.

Section 604.8.5.6: A new section heading 604.8.5.6 is added to the CWUIC to address continuous tree canopies within Zone 0, 1, and 2. This amendment is necessary due to climatic and topographical conditions in The City of Moreno Valley.

Section 604.8.5.6.1: A new Section 604.8.5.6.1 is added to the CWUIC prohibiting continuous tree canopies adjacent to new structures within Zones 0, 1, and 2. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.5.6.2: A new Section 604.8.5.6.2 is added to the CWUIC to address the requirements for continuous tree canopies adjacent to existing structures within Zones 0, 1, and 2. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.8.5.7: A new Section 604.8.5.7 is added to the CWUIC requiring that natural or annual grasses shall be mowed to a maximum height of 4-inch stubble with clippings removed within Zones 0, 1, and 2. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.9: A new Section 604.9 is added to the CWUIC addressing defensible space requirements around communication site towers and their support buildings; required fire protection water supplies, including water tanks, water supply pumps, and pump houses; and any other utility structure as required by the Fire Code Official within a wildland-urban interface area. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.10: A new Section 604.10 is added to the CWUIC prohibiting vegetation planted under or adjacent to energized power lines that, at maturity, will grow within 10 feet of the energized conductors within a wildland-urban interface area. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.11: A new section heading 604.11 is added to the CWUIC to address fencing requirements within a wildland-urban interface area. This amendment is necessary due to climatic and topographical conditions in The City of Moreno Valley.

Section 604.11.1: A new section heading 604.11.1 is added to the CWUIC to address fencing requirements within Zone 0 in a wildland-urban interface area. This amendment is necessary due to climatic and topographical conditions in The City of Moreno Valley.

Section 604.11.2: A new Section 604.11.2 is added to the CWUIC to require new fencing and gates to be constructed of a non-combustible material in a wildland-urban interface area. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 604.11.3: A new Section 604.11.3 is added to the CWUIC to allow fencing installed prior to January 1, 2026 in a wildland-urban interface area to remain, except the entire fencing not parallel and within 5 feet of the building, including gates within the fencing, shall be constructed of a non-combustible material when any portion of the existing fencing within 5 feet is replaced. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 607.1: A new amendment to Section 607.1 of the CWUIC to prohibit the storage of firewood within Zone 0. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 607.1.1: A new Section 607.1.1 is added to the CWUIC requiring combustible materials, other than vegetation, stored within Zones 1 and 2 shall not be stored so as to pose a hazard to any building and that piles shall not exceed 100 square feet of area and a maximum height of 10 feet and shall be separated by a minimum of 20-foot clear area when located within a wildland-urban interface area. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 607.2: A new amendment to Section 607.2 of the CWUIC to prohibit the storage of firewood and combustible materials not for consumption on the premises within Zones 0, 1, and 2. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 608.1.1: A new Section 608.1.1 is added to the CWUIC with restricted development setbacks for new structures and additions to existing structures located less than 100 feet from any protected habitat within a wildland-urban interface area. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 608.2: A new amendment to Section 608.2 of the CWUIC expanding the applicability of the required 30-foot setback to new tract and parcel maps, new buildings, and additions to existing buildings within a wildland-urban interface area. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 608.2.1: A new amendment to Section 608.2.1 of the CWUIC deleting the exception of complying with the special building construction requirements as a setback reduction within a wildland-urban interface area, since the structures would already be subject to those requirements. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 609.2.7.1: A new amendment to Section 608.2.7.1 of the CWUIC addressing the approval of greenbelt locations within a wildland-urban interface area. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

Section 609.2.7.2: A new amendment to Section 608.2.7.2 of the CWUIC addressing the access points to proposed greenbelt locations for subdivisions and other developments within a wildland-urban interface area to allow for on-going maintenance and firefighter access. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

CWUIC Appendix A – General Requirements:

Section A102.1: A new amendment to Section A102.1 of the CWUIC adding a reference for vegetation control to Chapter 6 of the Wildland-Urban Interface Code. This amendment is necessary due to climatic and topographical conditions in The City of Moreno Valley.

Section A105.1: A new amendment to Section A105.1 of the CWUIC adding a reference for the storage and use of materials to Chapter 6 of the Wildland-Urban Interface Code. This amendment is necessary due to climatic and topographical conditions in The City of Moreno Valley.

Section A105.4: A new amendment to Section A105.4 of the CWUIC adding a reference for the outside storage and use of combustible materials to the applicable Fire Code sections. This amendment is necessary due to climatic and topographical conditions in the City of Moreno Valley.

***** END *****