

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING TITLE 8 (BUILDINGS AND CONSTRUCTION) OF THE MORENO VALLEY MUNICIPAL CODE, REPEALING THE ADOPTION OF THE 2022 CALIFORNIA BUILDING STANDARD CODES AND ADOPTING BY REFERENCE, THE 2025 CALIFORNIA BUILDING STANDARD CODES INCLUDING THE 2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA FIRE CODE, 2025 GREEN BUILDING STANDARDS CODE, 2025 CALIFORNIA EXISTING BUILDING CODE AND THE 2025 HISTORICAL BUILDING CODE AND ADOPTING THE 2025 CALIFORNIA WILDLAND URBAN INTERFACE CODE AND 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE AND MAKING CERTAIN FINDINGS IN SUPPORT OF SPECIFIC ADDITIONS, DELETIONS AND/OR AMENDMENTS THERETO

WHEREAS, the City of Moreno Valley (“City”) is a General Law city organized pursuant to Article XI of the California Constitution; and

WHEREAS, the California Building Standards Commission (Commission) has adopted the California Building Standards Code, which includes regulations that govern structural safety, sustainability, and accessibility for several types of buildings in California; and

WHEREAS, the California Building Standards Code is set forth in Title 24 of the California Code of Regulations, and the Commission amends it (for updates) every three years, with updates being necessary due to changes in technology, building practices, materials, etc.; and

WHEREAS, Title 24 includes in part the California Administrative Code which contains administrative regulations of the California Building Standards Commission and administrative regulations of all applicable agencies that implement or enforce building standards; and

WHEREAS, Title 24 includes in part the California Building Code which contains general building design and construction requirements relating to fire and life safety, structural safety, and access compliance and provides minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures and certain equipment; and

WHEREAS, Title 24 includes in part the California Electrical Code which contains electrical design and construction standards and provides minimum standards to safeguard life or limb, health, property, and public welfare, and to protect against hazards that may arise from the use of electricity by regulating and controlling the design,

construction, installation, quality of materials, location and operation of electrical equipment, wiring, and systems; and

WHEREAS, Title 24 includes in part the California Mechanical Code which contains mechanical design and construction standards and provides minimum standards to safeguard life and limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances; and

WHEREAS, Title 24 includes in part the California Plumbing Code which contains plumbing design and construction standards and provides minimum standards to safeguard life and limb, health, property and public welfare and also protects against hazards that may arise from the use of plumbing piping and systems by regulating and controlling the design, construction, installation, quality of materials, location and operation of plumbing piping systems within California; and

WHEREAS, Title 24 includes in part the California Energy Code which contains energy conservation standards applicable to all residential and non-residential buildings throughout California, including schools and community colleges; and

WHEREAS, Title 24 includes in part the California Historical Building Code, which contains regulations that provide for the preservation, restoration, rehabilitation, relocation, or reconstruction of buildings or structures designated as qualified historical buildings or properties; and

WHEREAS, Title 24 includes in part the 2025 California Fire Code which contains regulations consistent with nationally recognized accepted practices for safeguarding, to a reasonable degree, life and property from the hazards of fire and explosion, hazardous conditions in the use or occupancy of buildings or premises, and dangerous conditions arising from the storage, handling and use of hazardous materials and devices, along with provisions to assist emergency response personnel; and

WHEREAS, Title 24 includes in part the California Existing Building Code which contains provisions of the International Existing Building Code, regarding Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings; and

WHEREAS, Title 24 includes in part the California Green Building Standards Code which contains standards applicable to residential and non-residential buildings throughout California, including schools and community colleges; and

WHEREAS, Title 24 includes in part the California Referenced Standards Code which contains minimum test and reference standards required by the California Building Standards Code; and

WHEREAS, the 2025 California Wildland Urban Interface Code (CWUIC) contains provisions addressing fire spread, accessibility, defensible space, water supply and more for buildings constructed near wildland areas; and

WHEREAS, the 2024 International Property Maintenance Code provides requirements for continued use and maintenance of building elements, site conditions, swimming pools, plumbing, mechanical, electrical and fire protection systems in existing residential and nonresidential structures; and

WHEREAS, although the state fully occupies the field of building standards which “generally” preempts cities from adopting their own individual building standards, cities are specifically authorized to amend the state’s building standards as contained in Title 24 to establish more restrictive local building standards; and

WHEREAS, to establish more restrictive building standards, cities must make specific findings that justify the need to adopt more restrictive building standards based on local climatic, geological, or topographical conditions which must be made available as a public record, with a copy of the findings, together with the modifications or changes expressly marked and identified to which each finding refers, being filed with the Commission; and

WHEREAS, the City Council adopted the California Energy Code 2025 Edition, with amendments, as a local Residential Reach Code, pursuant to Assembly Bill (AB) 130, which required its adoption on or before September 30, 2025, due to the State-mandated moratorium on Residential Reach Codes until 2031; and

WHEREAS, the City Council, at the recommendation of the Building and Safety Division and the Fire Department, believes it is in the best interest of the City of Moreno Valley, to adopt the International Property Maintenance Code 2024 Edition and the 2025 Editions of the various California Building Standards Codes, including without limitation, the California Wildland Urban Interface Code (CWUIC) 2025 Edition, subject to various amendments for the purpose of improving building safety standards to protect lives and property, improving energy efficiency, reducing energy consumption, reducing greenhouse gas emissions, and addressing specific local conditions such as climate, topography and geologic features; and

WHEREAS, no modification or change will become effective or operative for any purpose until the requisite findings and modifications or changes have been filed with the Commission, and accepted and/or otherwise approved by the California Building Standards Commission and any other relevant commissions and/or state agencies.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

Section 1. Recitals

That the above recitals are true and correct and are incorporated herein by this reference.

Section 2. Amendment to Chapter 8.20 (California Building Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code

Chapter 8.20 (California Building Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code shall be repealed in its entirety and replaced with the following provisions:

§ 8.20.010 Adopted.

Except as provided in this chapter, the California Building Code 2025 Edition, as adopted and published by the California Building Standards Commission, including Chapter 1, Division II, and Appendix B, F, G, H, I, J, N, and Q is hereby adopted by reference, as though fully set forth at length herein.

§ 8.20.012 Administrative Provisions.

Division II of Chapter 1, entitled "Scope and Administration" of the California Building Code 2025 Edition, shall be applicable in the City of Moreno Valley, subject to the following:

- A. The administrative provisions of Division II of Chapter 1 of the California Building Code 2025 Edition shall apply to Chapters 8.22, 8.23, 8.24, 8.26, 8.28, 8.30, 8.32, 8.34, 8.38, 8.44, 8.84, and 8.86, unless the respective chapter includes its own administrative provisions.

§ 8.20.014 City of Moreno Valley Building Code.

Section 101.1 of the California Building Code 2025 Edition is amended as follows:

These regulations shall be known as the City of Moreno Valley Building Code, hereinafter referred to as "this code".

§ 8.20.016 Referenced codes.

Section 101.4 of the California Building Code 2025 Edition is amended with the addition of the following sections:

101.4.9 Residential. The provision of the California Residential Code 2025 Edition shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of

detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

101.4.10 Electrical. The provisions of the California Electrical Code 2025 Edition shall apply to the installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures, and other electrical appliances.

101.4.11 Historical. The provisions of the California Historical Building Code 2025 Edition shall apply to preservation, restoration, rehabilitation, relocation, and reconstruction of all qualified buildings or properties designated as historical.

101.4.12 Green. The provision of the California Green Building Standards Code 2025 Edition shall apply to encourage sustainable construction practices in the planning and design, energy efficiency, water efficiency and conservation, and environmental quality of all newly constructed buildings.

101.4.13 Referenced Standards. The provisions of the California Referenced Standards Code 2025 Edition shall apply to determine the minimum test and referenced standards required.

101.4.14 Property Maintenance. The provisions of the International Property Maintenance Code 2024 Edition shall apply to regulate the maintenance of buildings and structures. In the event of any conflict between the International Property Maintenance Code and the California Building Standards Code (as adopted and amended by the City) with respect to building standards, the provisions of the California Building Standards Code control. In all other respects, including administrative, procedural, and enforcement provisions, the International Property Maintenance Code as adopted herein shall apply. The provisions of these Construction Codes as amended by this chapter shall constitute the Building Regulations of the City of Moreno Valley.

§ 8.20.018 Maintenance.

Section 102.7 of the California Building Code 2025 Edition is added as follows:

Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. California Building Code Sections 105.1.1 and 105.1.2 are deleted. Chapter 1, Division II, Sections 105.1.1 and 105.1.2 are deleted.

§ 8.20.019 Annual Permit and Annual Permit Records.

Sections 105.1.1 and 105.1.2 of the California Building Code 2025 Edition are deleted.

§ 8.20.020 Work exempt from permit.

Section 105.2 of the California Building Code 2025 Edition is amended as follows:

Fences not over six (6) feet high, masonry concrete block walls under three (3) feet measured from top of footing, or combination masonry concrete block walls under three (3) feet measured from top of footing, with any approved building material wood, vinyl, wrought iron, chain link not exceeding six (6) feet in total height.

§ 8.20.022 Time limitation of application.

Section 105.3.2 of the California Building Code 2025 Edition is amended as follows:

Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit had been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Plans and other data submitted for review shall be returned to the applicant or destroyed by the City.

§ 8.20.024 Application and Plan Check Renewal.

Section 105.3.2.1 is added to the California Building Code 2025 Edition as follows:

Once the application and plan check exceeds the number of days allocated by the California Building Standards, the application and plan check will be deemed expired. If an applicant desires to renew an application and plan check, they must submit a written request or submit a form, if one is provided, to the Building Official. The Building Official will review the request and provide the applicant an answer in writing. If denied, the applicant must submit a new application and plans, at the current fee rate. The plans must meet the current code cycle at the time that they are submitted.

If a renewal is approved by the building official, the applicant must pay a reinstatement fee:

- If less than a year from the original application date – 50% of the original plan check fee
- If more than a year from the original application date – 75% of the original plan check fee

§ 8.20.026 Permit Renewal.

Section 105.5.2 is added to the California Building Code 2025 Edition as follows:

Permit Renewal is added to provide as follows:

Once the permit exceeds the number of days allocated by the California Building Standards, the permit will be deemed expired. If an applicant desires to renew a permit, they must submit a written request or submit a form, if one is provided, to the Building Official. The Building Official will review the request and provide the applicant an answer in writing. If denied, the applicant must submit a new application and plans for a new permit, at the current fee rate. The plans must meet the current code cycle at the time that they are submitted.

If a renewal is approved by the building official, the applicant must pay a reinstatement fee:

- If less than a year from the original permit issuance date – 50% of the original inspection fees
- If more than a year from the original permit issuance date – 100% of the original inspection fees

§ 8.20.028 Phased approval.

Section 107.3.3 of the California Building Code 2025 Edition is deleted.

§ 8.20.030 Work Commencing Before Permit.

Section 109.4 of the California Building Code 2025 Edition is amended as follows:

Any work requiring a permit under this code that is commenced prior to obtaining the necessary permit shall be subject to a special investigation fee, as determined by the Building Official. This fee shall be in addition to the standard permit fees.

§ 8.20.032 Refund Policy.

Section 109.6.1 is added to the California Building Code 2025 Edition as follows:

The Building Official may authorize the refund of not more than 50 percent of the inspection fee paid. Request for refunds must be submitted in writing or submitted

on a form, if one is required, to the Building Official. The Building Official will review the request and provide the applicant with an answer in writing. If a building project has already started construction or inspections were requested, then no refund of a permit fee will be granted. The Building Official shall not authorize the refund of any fees paid unless a written application is submitted by the original permit holder prior to the permit's expiration date.

§ 8.20.034 Line and Grade Certification.

Section 110.3.1.1 is added to the California Building Code 2025 Edition as follows:

Line and grade certification will be required for all new structures. The owner, agent, contractor, and/or applicant shall submit a Foundation Line and Grade Certification for each structure to the Building Inspector. The line and grade shall be performed by a California Licensed surveyor or California Registered Professional Engineer.

§ 8.20.036 Reinspection.

Section 110.7 is added to the California Building Code 2025 Edition as follows:

A reinspection fee shall be permitted to be assessed for each inspection or reinspection where such portion of work for which inspection is called is not complete or where required corrections have not been made.

This provision shall not be interpreted as requiring reinspection fees the first time a job is rejected for failure to be in accordance with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for inspection or reinspection. Reinspection fees shall be permitted to be assessed where the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the Authority Having Jurisdiction. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid. Reinspection fees shall be established by the Building Official.

§ 8.20.038 Appeal Qualifications.

Section 113.3 of the California Building Code 2025 Edition is amended as follows:

The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code.

§ 8.20.039 Habitability

Section 117 is added to the California Building Code 2025 Edition as follows:

Section 117 - HABITABILITY

117.1 General. In accordance with emergency management guidelines, the Green Tag, Yellow Tag, and Red Tag are adopted to identify the habitability of a structure. The different tags will indicate the level of habitability and any restrictions or occupancy limitations. The tags may be used after a natural or man-made emergency or event. The tags may also be used to identify any violations of the Health and Safety Code, the International Property Maintenance Code, or the Moreno Valley Municipal Code that affect habitability.

117.2 Placard. Any placard sign (tag) posted upon a premises shall be substantially similar to the following:

117.2.1 Green Tag. Occupancy permitted. Entry and occupancy of this structure is authorized by City Officials or their deputies.

117.2.2 Yellow Tag. Limited occupancy. Entry and occupancy of this structure are limited by City Officials or their deputies.

117.2.3 Red Tag. Do not enter or occupy. Entry and occupancy of this structure are prohibited by City Officials or their deputies.

117.3 Authority to Tag. The following officials have the authority to tag a building: Fire Chief, Fire Marshal, Division Chief, Battalion Chief, Fire Captain, Building Official, and Code Enforcement Manager. These officials can also deputize staff to tag a building under the supervision of these officials. During emergencies, these officials can deputize volunteers who have demonstrated the training, education, and qualifications to identify habitability.

117.4 Legal Standard for Vacating. When, in the opinion of an appropriate official, there is imminent danger to the health and safety of the occupants of a building or structure, the official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith.

117.5 Disconnected Utilities. If any utilities to a building are disconnected, the building may be deemed as substandard housing and non-habitable per the Health and Safety Code section 17920.3. Under these conditions, the Fire Chief, Fire Marshal, Division Chief, Battalion Chief, Fire Captain, and Building Official, have the authority to limit entry to a portion or all of the building.

117.6 Volunteers. The City is authorized to solicit volunteers at any time to serve as evaluators as part of their emergency preparedness plan.

Volunteers must complete California's Disaster Service Worker Volunteer Program (DSWVP) in order to be registered and qualified as a volunteer. Volunteers must also sign a Volunteer Status and Waiver of Liability.

117.7 Unauthorized Tag Disturbance. It shall be unlawful and a violation of this code for any person to remove, deface, or destroy a placard (tag) posted pursuant to this code without the prior written permission of the City. No person shall remove or deface any such placard (tag) placed by the City without the prior written permission of the City. Any person violating this subsection shall be charged with a misdemeanor offense.

117.8 Unauthorized Entry. It is unlawful and a misdemeanor to occupy any structure ordered vacated and tagged in accordance with this Section 117. Any person violating the posted placard (tag) and found entering or occupying a structure that was limited or restricted in use, entry, or occupancy is subject to arrest.

117.9 Authority to Change or Remove Tag. The Building Official may remove or may alter the notice (tag) limiting entry whenever the defect or defects have been eliminated or reduced. Any person who defaces or removes the notice (tag) without the approval of the Building Official shall be subject to a misdemeanor.

117.10 Special Investigation. A special investigation shall be made before a permit is issued for such work.

117.11 Permit Required. Correcting the defect or defects upon which the notice (tag) action was issued will require a permit to perform the work to remove the life, health, or safety issue, and shall comply with this code.

117.12 Boarding Up. Whenever the Fire Chief, Fire Marshal, Division Chief, Battalion Chief, Fire Captain, Building Official, and Code Enforcement Manager determines that a dangerous building constitutes an immediate threat to the public health or safety, these officials may order to board up a structure. These officials can also deputize staff to board up a structure under the supervision of these officials. No person shall remove or deface any such boards placed by these Officials without the prior written permission of these Officials.

117.13 Vacant Structures. Vacant structures that are not secured may be ordered to be boarded up to protect the public and property.

117.14 Unauthorized Board up Disturbance. It shall be unlawful and a violation of this code for any person to remove, deface, or destroy a board up pursuant to this code without the prior written permission of the City. No person shall remove or deface any such board order to be placed by the

City without the prior written permission of the City. Any person violating this subsection shall be charged with a misdemeanor offense.

117.15 Unauthorized Entry. Any person found entering or occupying a structure that was boarded up is subject to arrest. Any person violating this subsection shall be charged with a misdemeanor offense.

117.16 Reimbursement. An administrative citation shall be issued at least equal to the amount of the cost for boarding up the structure to protect the public. Failure to pay the administrative citation shall result in a lien. The cost for boarding up shall be charged against the real estate upon which the structure is located and there shall be a lien upon such real estate and or shall be collected by any other legal source.

§ 8.20.040 Business Group B.

Section 304.1 of the California Building Code 2025 Edition is amended to include the following additions:

- Motor Vehicle Showrooms
- Police and Fire Stations
- Post Office

§ 8.20.040 Where required.

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

1. New Buildings. In all new buildings and structures which are 3,600 square feet or greater, an approved automatic fire sprinkler system shall be provided regardless of occupancy classification. Where the California Building Code is requiring more restrictive requirements in Sections 903.2.1- 903.2.21, the more restrictive requirement shall take precedence.
2. Existing Buildings. Notwithstanding any applicable provisions of this code, an automatic fire sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 3,600 square feet (465 m²) as defined in Section 202; or
 - b. When an addition exceeds 1,500 square feet (186 m²) and the resulting building area exceeds 3,600 square feet (465 m²) as defined in Section 202.

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

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

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

The following exceptions in the California Fire Code 2025 Edition shall not be allowed:

- A. Exception in Section 903.2.3
- B. Exception in Section 903.2.11.3

§ 8.20.040 Hydraulically calculated systems.

Section 903.3.5.3 is added to the California Building Code 2025 Edition as follows:

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

Section 3. Amendment to Chapter 8.22 (California Mechanical Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code

Chapter 8.22 (California Mechanical Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code shall be repealed in its entirety and replaced with the following:

8.22.010 Adopted.

Except as provided in this chapter, the California Mechanical Code 2025 Edition, as adopted and published by the California Building Standards Commission, including Appendices A, G, and H, is hereby adopted by reference, as though fully set forth at length herein.

8.22.012 Time limitation of application.

Chapter 1, Division II Section 104.3.3 of the California Mechanical Code 2025 Edition is amended as follows:

Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit had been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Plans and other data submitted for review shall be returned to the applicant or destroyed by the City.

8.22.016 Extension.

Chapter 1, Division II Section 104.4.4 of the California Mechanical Code 2025 Edition is amended as follows:

Extension. A permittee holding an unexpired permit shall be permitted to apply for an extension of the time within which work shall be permitted to commence under that permit where the permittee is unable to commence work within the time required by this section. The City shall have the authority to extend the time for action by the permittee for a period not exceeding one-hundred and eighty (180) days upon written request by the permittee. The extension shall be requested in writing and justifiable cause demonstrated.

Section 4. Amendment to Chapter 8.23 (California Residential Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code

Chapter 8.23 (California Residential Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code shall be repealed in its entirety and replaced with the following:

8.23.010 Adopted.

Except as provided in this chapter, the California Residential Code 2025 Edition, as adopted and published by the California Building Standards Commission,

including Appendices AA (Board), BF, BG, BH, BO, and CJ, and any amendments thereto, is hereby adopted by reference, as though fully set forth at length herein.

8.23.012 Work exempt from permit.

Chapter 1, Division II, Section R105.2 exemption 2 of the California Residential Code 2025 Edition is amended as follows:

Fences not over six (6) feet high, masonry concrete block walls under three (3) feet measured from top of footing, or combination masonry concrete block walls under three (3) feet measured from top of footing, with any approved building material wood, vinyl, wrought iron, chain link not exceeding six (6) feet in total height.

8.23.016 Phased approval.

Chapter 1, Division II, Section R106.3.3 of the California Residential Code 2025 Edition is deleted.

8.23.018 Means of Appeal - Qualifications.

Chapter 1, Division II, Section R112.3 of the California Residential Code 2025 Edition is amended as follows.

The board of appeals shall consist of members who are qualified by experience and training on matters pertaining to the provisions of this code.

8.23.020 Climatic and Geographic Design Criteria.

Chapter 3, Table R301.2 of the California Residential Code 2025 Edition is amended as follows:

TABLE R301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^g	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ⁱ
	Speed ^d (mph)	Topographic effects ^k	Special Wind region ^l	Wind-borne debris Zone ^m		Weathering ^a	Frost Line Depth ^b	Termite ^c					
Zero	96	No	No	No	D ² or E	Negligible	12"	Very Heavy	43	No	Per Title 8	0	64

For SI: 1 pound per square foot= 0.0479 kPa, 1 mile per hour= 0.447 m/s.

- c. 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, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.

- d. 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.
- e. 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.
- f. 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.
- g. 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.
- h. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- i. 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 date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.
- j. 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".
- k. 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 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)".

- l. 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)".
- m. 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.
- n. 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 with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- o. 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 the table.
- p. 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.
- q. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figures R301.2(3) and R301.2(4).

Section 5. Amendment to Chapter 8.24 (California Plumbing Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code

Chapter 8.24 (California Plumbing Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code shall be repealed in its entirety and replaced with the following:

8.24.010 Adopted.

Except as provided in this chapter, the California Plumbing Code 2025 Edition, as adopted and published by the California Building Standards Commission, including the Appendices thereto, is hereby adopted by reference, as though fully set forth at length herein.

8.24.012 Time Limitation of Application.

Chapter 1, Division II Section 104.3.3 of the California Plumbing Code 2025 Edition is amended as follows:

Time Limitation of Application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit had been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Plans and other data submitted for review shall be returned to the applicant or destroyed by the City.

8.24.016 Extension.

Chapter 1, Division II Section 104.4.4 of the California Plumbing Code 2025 Edition is amended as follows:

Extension. A permittee holding an unexpired permit shall be permitted to apply for an extension of the time within which work shall be permitted to commence under that permit where the permittee is unable to commence work within the time required by this section. The City shall have the authority to extend the time for action by the permittee for a period not exceeding one-hundred and eighty (180) days upon written request by the permittee. The extension shall be requested in writing and justifiable cause demonstrated.

Section 6. Amendment to Chapter 8.26 (California Electrical Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code

Chapter 8.26 (California Electrical Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code shall be repealed in its entirety and replaced with the following:

§ 8.26.010 Adopted.

The California Electrical Code 2025 Edition, as adopted and published by the California Building Standards Commission, is hereby adopted by reference, as though fully set forth at length herein.

Section 7. Amendment to Chapter 8.28 (California Administrative Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code

Chapter 8.28 (California Administrative Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code shall be repealed in its entirety and replaced with the following:

§ 8.28.010 Adopted.

The California Administrative Code 2025 Edition, as adopted and published by the

California Building Standards Commission, is hereby adopted by reference, as though fully set forth at length herein.

Section 8. Amendment to Chapter 8.32 (California Historical Building Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code

Chapter 8.32 (California Historical Building Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code shall be repealed in its entirety and replaced with the following:

§ 8.32.010 Adopted.

The California Historical Building Code 2025 Edition, as adopted and published by the California Building Standards Commission, is hereby adopted by reference, as though fully set forth at length herein.

Section 9. Amendment to Chapter 8.34 (California Existing Building Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code

Chapter 8.34 (California Existing Building Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code shall be repealed in its entirety and replaced with the following:

§ 8.34.010 Adopted.

The California Existing Building Code 2025 Edition, as adopted and published by the California Building Standards Commission, is hereby adopted by reference, as though fully set forth at length herein.

Section 10. Amendment to Chapter 8.36 (California Fire Code 2025 Edition) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code

Chapter 8.36 (California Fire Code 2025 Edition) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code shall be repealed in its entirety and replaced with the following:

§ 8.36.010 Adopted.

Unless otherwise provided in the chapter, all of the provisions and appendices of the California Fire Code 2025 Edition, inclusive of all of the inclusions and exclusions set forth in each chapter's matrix, are hereby adopted and shall apply in the City of Moreno Valley.

§ 8.36.012 Severability.

Section 101.4 of the California Fire Code 2025 Edition is deleted in its entirety and replaced with the following:

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

§ 8.36.014 Applicability.

Section 102.5 of the California Fire Code 2025 Edition is amended as follows:

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

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.6 of this code shall apply.
2. Administrative, operational and maintenance provisions of this code shall apply.
3. Automatic fire sprinkler system requirements of this code shall apply to detached accessory buildings 3,600 square feet or greater in accordance with Section 903.2. The provisions contained in Section 903.2.18 of the California Fire Code 2025 Edition or Section R317.5.1 of the California Residential Code may be used for the design of the automatic fire sprinkler system for detached private garages.

§ 8.36.016 California Wildland-Urban Interface Code.

Section 102.13 of the California Fire Code 2025 Edition is amended to add Section 102.13.1 as follows:

102.13.1 Application of the California Wildland-Urban Interface Code. Where a conflict exists between the provisions of the Moreno Valley Fire Code 2025 Edition and the California Wildland-Urban Interface Code, the more restrictive provisions shall apply.

§ 8.36.018 Duties and powers of the Fire Code 2025 Edition official.

Section 104.1 of the California Fire Code 2025 Edition is amended to add Section 104.1.1 as follows:

104.1.1 Authority of the Fire Chief and Fire Department.

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

- 3.5. Officers of the California Highway Patrol.
- 3.6. Code Officers of the City of Moreno Valley
Community Enhancement & Neighborhood Services
Divisions.
- 3.7. Peace Officers of the California Department of Parks
and Recreation
- 3.8. The law enforcement officer of the Federal Bureau of
Land Management

§ 8.36.020 Determination of compliance.

Section 104.2 of the California Fire Code 2025 Edition is deleted and replaced with the following:

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

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

§ 8.36.022 Liability.

Sections 104.8 and 104.8.1 of the California Fire Code 2025 Edition are deleted in their entirety and replaced with the following:

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

§ 8.36.024 Authority of the Fire Chief to close hazardous fire areas.

Section 104 of the California Fire Code 2025 Edition is amended to add new Section 104.12 as follows:

104.12 Authority of the Fire Chief to close hazardous fire areas. Except upon National Forest Land, the Fire Chief is authorized to determine and announce the closure of any hazardous fire area or portion thereof. Any closure by the Fire Chief for a period of more than fifteen (15) calendar days must be approved by the City Council within fifteen (15) calendar days of

the Fire Chief's original order of closure. Upon such closure, no person shall go in or be upon any hazardous fire area, except upon the public roadways and inhabited areas. During such closure, the Fire Chief shall erect and maintain at all entrances to the closed area sufficient signs giving notice of closure. This section shall not prohibit residents or owners of private property within any closed area, or their invitees, from going in or being upon their lands. This section shall not apply to any entry, in the course of duty, by a peace officer, duly authorized public officer or fire department personnel. For the purpose of this section, "hazardous fire area" shall mean public or private land that is covered with grass, grain, brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief.

§ 8.36.026 Fees.

Section 108.2 of the California Fire Code 2025 Edition is deleted in its entirety and replaced with the following:

108.2 Schedule of permit fees. Fees for services and permits shall be as set forth in the Moreno Valley Fee Schedule as adopted by City Council.

§ 8.36.028 Cost recovery.

Section 108 of the California Fire Code 2025 Edition is amended to add new Section 108.7 as follows:

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

§ 8.36.030 Means of appeals.

Section 112.1 of the California Fire Code 2025 Edition is deleted in its entirety and replaced with the following:

112.1 Board of appeals established. The Board of Appeals shall be the City Council. If it is determined an outside board is needed, the City Council shall designate an outside hearing officer to hear the appeal. The Fire Chief shall be notified of any appeal and the Fire Chief or designee shall be in attendance at the appeal hearing. Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the Appeals Board.

§ 8.36.032 Violations.

Section 113.4 of the California Fire Code 2025 Edition is deleted in its entirety and replaced with the following:

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

§ 8.36.034 Definitions.

Section 202 of the California Fire Code 2025 Edition is deleted in its entirety and replaced with the following:

202 Definition of Fire Chief. The Fire Chief of Riverside County or the Fire Chief's designee.

§ 8.36.036 Open flames.

Section 308.1.7 of the California Fire Code 2025 Edition is deleted in its entirety and replaced with the following:

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

§ 8.36.038 Fire apparatus access roads.

Section 503 of the California Fire Code 2025 Edition is amended to add new Sections 503.1.2.1, 503.6.1 and 503.7 and delete and replace Sections 503.2.1 and 503.2.2 as follows:

503.1.2.1 Remoteness. Unless otherwise approved, where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal

dimension of the property or area to be served, measured in a straight line between accesses.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm). For additional requirements or alternatives see Riverside County Fire Department Standards and Policies, as may be amended from time to time.

503.2.2 Authority. The Fire Code official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access widths for fire or rescue operations.

503.6.1 Automatic opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with Riverside County Fire Department Standards and Policies, as may be amended from time to time.

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

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

§ 8.36.040 Fire protection water supplies.

Section 507 of the California Fire Code 2025 Edition is amended to add new Sections 507.5.7 and 507.5.8 as follows:

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

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

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

§ 8.36.042 Fire command center.

Sections 508.1 and 508.1.1 of the California Fire Code 2025 Edition is deleted in their entirety and replaced with the following:

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

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

Section 508.1.3 of the California Fire Code 2025 Edition is amended as follows:

508.1.3 Size. The fire command center shall be not less than 0.015 percent of the total building area of the facility served or 200 square feet (19 m²) in area, whichever is greater, with a minimum dimension of 0.7 times the square root of the room area or 10 feet (3,048 mm), whichever is greater. Where a fire command center is solely required because a building is greater than 300,000 square feet (27,870 m²), the fire command center shall have a minimum size of 96 square feet (9 m²) with a minimum dimension of 8 feet (2,438 mm) where approved by the Fire Code official.

§ 8.36.044 Fire protection and utility equipment identification and access.

Section 509 of the California Fire Code 2025 Edition is amended to add new Section 509.2.1 as follows:

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

§ 8.36.046 Mechanical refrigeration.

Section 608.11.1.2 of the California Fire Code 2025 Edition is deleted in its entirety and replaced with the following:

608.11.1.2 Manual operation. When required by the Fire Code official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room in a secure metal box or equivalent and marked as Emergency Controls.

§ 8.36.048 Automatic sprinkler systems.

Section 903.2 of the California Fire Code 2025 Edition is deleted in its entirety and replaced with the following:

903.2 Where required.

1. In all new buildings and structures which are 3,600 square feet or greater, an approved automatic fire sprinkler system shall be provided regardless of occupancy classification. Where the Sections 903.2.1 - 903.2.21 of the California Fire Code 2025 Edition require more restrictive requirements than those listed below, the more restrictive requirement shall take precedence.
2. Existing Buildings. Notwithstanding any applicable provisions of this code, an automatic fire sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 3,600 square feet (465 m²) as defined in Section 202; or
 - b. When an addition exceeds 1,500 square feet (186 m²) and the resulting building area exceeds 3,600 square feet (465 m²) as defined in Section 202.
3. One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes, and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

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

- a. Detached Group U occupancies used for agricultural purposes constructed in accordance with the California Building Code.
- b. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses.
- c. Non-combustible fueling station canopies not exceeding 10,000 square feet.
- d. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles and dining areas with no cooking.
- e. Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

The following exceptions in the California Fire Code 2025 Edition shall not be allowed:

- I. Exception in Section 903.2.3
- II. Exception in Section 903.2.11.3

§ 8.36.050 Hydraulically calculated systems.

Section 903 of the California Fire Code 2025 Edition is amended to add new Section 903.3.5.3 as follows:

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

§ 8.36.052 Commercial cooking systems.

Section 904.2.2 of the California Fire Code 2025 Edition is amended to add new Section 904.2.2.1 as follows:

904.2.2.1 Activation of the Fire Alarm System. Where a fire alarm signaling system, or a Dedicated Function Fire Alarm System is serving the occupancy where the extinguishing system is located, the actuation of the automatic fire-extinguishing system shall actuate the fire alarm signaling system in accordance with the requirements of NFPA 72. If a fire alarm signaling system or dedicated function fire alarm system is not present, one will be required to be installed to provide monitoring for the fire extinguishing system.

§ 8.36.054 General fire protection and life safety features.

Section 3206 of the California Fire Code 2025 Edition is amended to add new Section 3206.4.2 as follows:

3206.4.2 Minimum requirements for client leased or occupant owned warehouses. Designs of an automatic sprinkler system for client leased or occupant owned buildings containing high pile storage shall be based on the requirements of NFPA 13. Unless otherwise approved a Professional Engineer, licensed in the State of California shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The engineer shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration. The sprinkler design shall be based on the most demanding requirements determined through the onsite survey and discussions with the building owner or operator. The technical report shall describe the basis for determining the commodity and sprinkler design selection, how the commodities will be isolated or separated, and include references to the design document(s). If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

§ 8.36.056 Mobile food preparation vehicles.

Chapter 41 of the California Fire Code 2025 Edition is amended to add new Section 4107 as follows:

4107 MOBILE FOOD PREPARATION VEHICLES

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

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

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

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

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

§ 8.36.058 Fireworks display.

Section 5608 of the California Fire Code 2025 Edition is amended to add new Section 5608.2 as follows:

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

§ 8.36.060 Appendix B.

Section B103.2 of the California Fire Code 2025 Edition is amended to add new Section B103.2.1 as follows:

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

§ 8.36.062 Table B105.2

Table B105.2 of the California Fire Code 2025 Edition is amended as follows:

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

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>California Fire Code 2025 Edition</i>	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>California Fire Code 2025 Edition</i>	50% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

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

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

§ 8.36.064 Appendix C.

Section C103.1 of the California Fire Code 2025 Edition is deleted in its entirety and replaced with the following:

C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the California Fire Code 2025 Edition shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3. Fire hydrants shall be provided at street intersections.

Section 11. Amendment to Chapter 8.38 (California Green Building Standards Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code

Chapter 8.38 (California Green Building Standards Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code shall be repealed in its entirety and replaced with the following:

§ 8.38.010 Adopted.

The California Green Building Standards Code 2025 Edition, as adopted and published by the California Building Standards Commission, is hereby adopted by reference, as though fully set forth at length herein.

Section 12. Amendment to Chapter 8.44 (California Referenced Standards Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code

Chapter 8.44 (California Referenced Standards Code) of Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code shall be repealed in its entirety and replaced with the following:

§ 8.44.010 Adopted.

The California Referenced Standards Code 2025 Edition, as adopted and published by the California Building Standards Commission, is hereby adopted by reference, as though fully set forth at length herein.

Section 13. Amendment to Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code, Adding Chapter 8.84 Titled California Wildland Urban Interface Code

Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code shall be amended to add Chapter 8.84 titled California Wildland Urban Interface Code as follows:

Chapter 8.84 California Wildland Urban Interface Code.

§ 8.84.010 Adopted.

Except as provided in this chapter, all of the provisions and appendices of the California Wildland-Urban Interface Code 2025 Edition, inclusive of all of the inclusions and exclusions set for in each chapter's matrix, are hereby adopted and shall apply to the City of Moreno Valley. In addition, the following provisions that are excluded in the 2025 California Wildland-Urban Interface Code – Chapter 1, Division II of the California Wildland-Urban Interface Code is hereby adopted, except that Sections 103.2 and 112.3 are not adopted, and sections A101 through A102.2, A102.4, A104, A105.1, A105.4 through A105.4.2, A106 through A106.2 and A107 through A107.5 are adopted is hereby adopted by reference, as though fully set forth at length herein.

§ 8.84.012 Application of the California Wildland-Urban Interface Code.

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

102.4.1.1 Application of the California Wildland-Urban Interface Code. 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.

§ 8.84.014 Authority of the Fire Chief, Chief Deputy, and Fire Department.

A new Section 104.1.1 is added to Section 104.1 of the California Wildland-Urban Interface Code as follows:

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

1. The Fire Chief, Chief Deputy, or their designee is authorized and directed to enforce all applicable State fire laws and provisions of this code and to perform such duties as directed by the Moreno Valley City Council.
2. The Fire Chief, Chief Deputy, or their designee is authorized to administer, interpret, and enforce this code. Under the Fire Chief, Chief Deputy, or their designee's direction, the Riverside County Fire Department is authorized to enforce codes of City of Moreno Valley pertaining to the following:
 - a. The prevention of fires.
 - b. The suppression or extinguishment of dangerous or hazardous fires.
 - c. The storage, use and handling of hazardous materials.
 - d. The installation and maintenance of automatic, manual, and other private fire alarm systems and fire extinguishing equipment.
 - e. The maintenance and regulation of fire escapes.
 - f. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
 - g. The maintenance of means of egress.
 - h. The investigation of the cause, origin and circumstances of fire, and unauthorized releases of hazardous materials.
3. The following persons are hereby authorized to interpret and enforce the provisions of this code and to make arrests and issue citations as authorized by law:

- a. The Unit Chief, Peace Officers, and Public Officers of the California Department of Forestry and Fire Protection.
- b. The Fire Chief, Peace Officers, and Public Officers of the Riverside County Fire Department.
- c. The Riverside County Sheriff and any deputy sheriff.
- d. The Police Chief and any police officer of any city served by the Riverside County Fire Department.
- e. Officers of the California Highway Patrol.
- f. Code Officers of the Moreno Valley Community Enhancement & Neighborhood Services Division.
- g. Peace Officers of the California Department of Parks and Recreation.
- h. The law enforcement officer of the Federal Bureau of Land Management.
- i. City of Moreno Valley Building Official and/or designees.

§ 8.84.016 Determination of Compliance.

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

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

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

§ 8.84.018 Liability.

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

104.8 Liability. Any liability against Moreno Valley or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

§ 8.84.020 Permits Required.

Section 105.2 of the California Wildland-Urban Interface Code is deleted in its entirety and replaced with the following:

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

For buildings or structures erected for temporary uses, see Section A108.3.

Where required by the code official, a permit shall be obtained for the following activities, operations, practices, or functions within a wildland-urban interface area:

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

§ 8.84.022 Schedule of permit fees.

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

108.2 Schedule of permit fees. Fees for services and permits shall be as set forth in the Fee Schedule duly approved by the City Council.

§ 8.84.024 Cost recovery.

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

108.7 Cost recovery. Pursuant to California Health and Safety Code sections 11374.5(b)(1), 13009 et seq., 25259.4, 25515(a), 25540(a), 25541 (a), California Government Code sections 53150 et seq, and all other provisions of law, all costs incurred by the Riverside County Fire

Department for the inspection and enforcement of any provision of these codes, the investigation of any fire, explosion or other hazardous condition, the suppression of fire, the response to a traffic collision or accident, the containment and/or mitigation of a hazardous materials release, and any rescue or rendering of medical or physical aid or assistance, may be charged to any responsible party, any person who violates these codes or any person who, due to a negligent or unlawful act or omission, is responsible for or requires or causes the emergency response of Riverside County Fire Department. Any expense incurred by the Riverside County Fire Department for such an emergency response shall constitute a debt of such person and shall be collectible by the County in the same manner as in the case of an obligation under contract, express or implied. These provisions shall be applied uniformly against all such persons in violation of a Penal Code, Vehicle Code, Health and Safety Code or other state law statutory violation; only a county official shall have authority to reduce or cancel the debt obligation arising from the incident.

§ 8.84.026 Violation and penalties.

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

109.3.7 Violation and penalties. It shall be unlawful for any person, firm, corporation, or association of persons to violate any provision of this code, or to violate the provisions of any permit granted pursuant to this code. Punishments and penalties for violations shall be in accordance with Moreno Valley Municipal Code, Health and Safety Code Sections 17995 through 17995.5 and Government Code Section 51185.

§ 8.84.028 Definitions.

The definition of Fire Chief as set forth in Section 202 of the California Wildland-Urban Interface Code is amended as follows:

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

§ 8.84.030 Designation of Fire Hazard Severity Zones.

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

302.1.1 Designation of Fire Hazard Severity Zones. The Moreno Valley City Council has adopted the recommendations of the State Fire Marshal made pursuant to Government Code section 51178 and designated those areas within the County 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 Moreno Valley Ordinance 1024.

§ 8.84.032 Scope.

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

501.1 Scope. Buildings and structures in a wildland-urban interface area shall be constructed in accordance with the California Building Code and this code. For the purpose of this Chapter, a wildland-urban interface area shall be defined as a geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires, and shall include those areas designated by Moreno Valley 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.

Exceptions:

- a. Group U accessory structures not exceeding 120 square feet (11 m²) in floor area where located not less than 50 feet (15,240 mm) from applicable buildings.
- b. Group U agricultural buildings not less than 50 feet (15,240 mm) from applicable buildings.

§ 8.84.034 General.

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

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

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

Submittal of a preliminary fire protection plan shall be required prior to the submission of a final fire protection plan.

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

§ 8.84.036 Final Fire Protection Plan.

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

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

1. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
 - a. The plant lifeform;
 - b. The scientific and common name; and
 - c. The expected height and width for mature growth.
2. Identification of irrigated and non-irrigated zones.
3. Requirements for vegetation reduction around emergency access and evacuation routes.
4. Identification of existing vegetation proposed to remain.
5. Identification of points of access for equipment and personnel to maintain vegetation in common areas.
6. Methods and timetables for controlling, changing, or modifying areas on the property.
7. Legally binding statements regarding community responsibility for maintenance of fuel modification zones.
8. Legally binding statements to be included in covenants, conditions, and restrictions regarding property owner responsibilities for vegetation maintenance.

§ 8.84.038 General.

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

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

§ 8.84.040 Landscape and Fuel Modification Plans.

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

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

§ 8.84.042 Contents.

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

603.3.1 Contents. Landscape plans shall contain the following:

1. Delineation of the 5-foot (1,524 mm) (Zone 0), 30-foot (9,144 mm) (Zone 1) and 100-foot (30,480 mm) (Zone 2) fuel management zones from all structures.
2. Identification of existing vegetation to remain and proposed new vegetation.
3. Identification of irrigated areas.
4. A plant legend with both botanical and common names, and identification of all plant material symbols.
5. Identification of ground coverings within the 30-foot (9,144 mm) zone.

§ 8.84.044 General.

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

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

§ 8.84.046 Requirements.

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

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

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

§ 8.84.048 Retroactivity.

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

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

§ 8.84.050 Clearance of brush.

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

604.6 Clearance of brush, vegetative growth, and combustible material from improved parcels. All improved parcels declared a Public Nuisance shall be cleared entirely of combustible material. If the Fire Code Official determines this impractical, the provisions of Section 604.7 may be used.

§ 8.84.052 Clearance of fuels or vegetative growth from structures.

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

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

§ 8.84.054 Structures.

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

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

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

§ 8.84.056 Timing for New Buildings and Additions to Existing Buildings.

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

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

§ 8.84.058 Photovoltaic Systems.

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

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

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

§ 8.84.060 Defensible Space clearance zones and requirements.

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

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

§ 8.84.062 Requirements.

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

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

§ 8.84.064 Zone 0 purpose and location.

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

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

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

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

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

§ 8.84.066 Non-Combustible Zone 0 for New Buildings, Additions to Existing Buildings, and New or Replacement Landscape.

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

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

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

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

§ 8.84.068 Additional requirements in Zone 0.

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

604.8.2.2 Additional requirements in Zone 0.

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

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

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

§ 8.84.070 Zone 0 Requirements for Existing Buildings.

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

Zone 0 Requirements for Existing Buildings.

§ 8.84.072 Zone 0 restrictions.

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

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

1. No combustible landscape mulch or wood chips.
2. No firewood.

3. No vegetation underneath decks.
4. Other combustible materials underneath any deck, not part of the deck structure itself, shall be removed.
5. Roofs and gutters on buildings shall be maintained free of any leaves, needles, or other vegetative combustible materials.
6. The vertical clearance distance for trees and vegetation above any roof shall be not less than 3 feet.
7. A minimum 3-foot clearance of trees and vegetation shall be provided to the side and above any eave or roof projection from the exterior wall of a building. A minimum 3-foot clearance of trees and vegetation shall be provided below any eave or roof projection. This requirement also applies to any patio cover or other building projections.
8. New trees are not allowed.
9. New or replacement landscaping shall comply with Sections 604.8.1, 604.8.2.1, and 604.8.2.2.

§ 8.84.074 Zone 1 purpose and location.

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

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

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

§ 8.84.076 Requirements and allowable items.

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

604.8.3.1 Requirements and allowable items. This is a minimal planting zone which includes very limited trees of a fire-smart type with additional

spacing provided. Plants and other vegetation shall be in accordance with Appendix A of this code and Riverside County Fire Department Guidelines.

§ 8.84.078 Zone 2 purpose and location.

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

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

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

§ 8.84.080 Requirements and allowable items.

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

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

§ 8.84.082 Spacing.

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

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

§ 8.84.084 General requirements for Zone 0, 1, and 2

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

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

§ 8.84.086 Dead and dying vegetation.

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

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

§ 8.84.088 Mulch and wood chips within Zones 1 and 2

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

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

§ 8.84.090 Firewood.

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

604.8.5.3 Firewood. See Section 607.

§ 8.84.092 Clearance from chimney, stovepipe.

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

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

§ 8.84.094 Trees.

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

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

§ 8.84.096 Tree spacing.

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

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

§ 8.84.098 Ground clearance of trees.

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

604.8.5.5.2 Ground clearance of trees. Trees exceeding 6 feet in height shall be limbed up from the ground 6 feet or $\frac{1}{3}$ the height of the tree, whichever is less.

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

§ 8.84.100 Ground cover under tree canopy.

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

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

§ 8.84.102 Continuous tree canopies.

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

604.8.5.6 Continuous tree canopies.

§ 8.84.104 New structures.

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

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

§ 8.84.106 Existing structures.

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

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

§ 8.84.108 Grasses.

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

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

§ 8.84.110 Fire protection equipment and utilities.

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

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

§ 8.84.112 Planting vegetation under or adjacent to energized electrical lines.

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

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

§ 8.84.114 Fencing.

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

604.11 Fencing.

§ 8.84.116 Scope.

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

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

§ 8.84.118 New fencing.

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

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

§ 8.84.120 Existing fencing.

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

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

Exception: The entire fencing not parallel and within five (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 five (5) feet is being replaced. Fencing beyond five (5) feet from the building is not required to be replaced with non-combustible material.

§ 8.84.122 General.

Section 607.1 of the California Wildland-Urban Interface Code is amended as follows:

607.1 General. Firewood and combustible materials shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies, or other projections or overhangs. Firewood piles shall be located 30 feet (9,144 mm) or more from structures unless completely covered by a fire-resistant material. Exposed wood piles located within the defensible space shall have a minimum clearance of 10 feet (3,048 mm) down to bare mineral soil in all directions. Firewood shall not be stored within Zone 0.

§ 8.84.124 Combustible Materials.

Section 607.1.1 of the California Wildland-Urban Interface Code is amended as follows:

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

§ 8.84.126 Storage for off-site use.

Section 607.2 of the California Wildland-Urban Interface Code is amended as follows:

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

§ 8.84.128 Restricted development setbacks.

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

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

§ 8.84.130 General.

Section 608.2 of the California Wildland-Urban Interface Code is amended as follows:

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

§ 8.84.132 Setback reduction.

Section 608.2.1 of the California Wildland-Urban Interface Code is amended as follows:

608.2.1 Setback reduction. A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to parcel dimensions or size, topographic limitations. Development density requirements or other Development patterns that promote low-carbon emission outcomes, sensitive habitat, or other site constraints, and shall provide for an alternative method to reduce structure-to-structure ignition by incorporating a combination of features such as, but not limited to:

1. Non-combustible block walls or fences; or
2. Non-combustible material extending 5 feet (1,524 mm) horizontally from the furthest extent of the building; or
3. Hardscape landscaping; or
4. A reduction of exposed windows on the side of the structure with setback less than 30 feet (9,144 mm). [CCR T14 §1276.01]

§ 8.84.134 Greenbelts.

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

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

§ 8.84.136 Access to Greenbelts

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

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

§ 8.84.138 General.

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

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

§ 8.84.140 General.

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

A105.1 General. In addition to the requirements of the California Fire Code, Moreno Valley Municipal Code, and Chapter 6, storage and use of the materials shall be in accordance with Sections A105.2 through A105.4.2.

§ 8.84.142 Combustible Materials.

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

A105.4 Combustible Materials. Outside storage of Combustible Materials such as, but not limited to, wood, rubber tires, building materials, or paper products shall comply with the other applicable sections of this code and this section. Storage of pallets shall be in accordance with Section 5, Section 2810. Storage and processing of wood chips, hogged materials, fines, compost, compostable material, mulch, solid biomass, raw product, and combustible yard waste and recycle material shall be in accordance with Section 5, Section 2808.

**Section 14. Amendment to Title 8 (Buildings and Construction) of the
Moreno Valley Municipal Code, Adding Chapter 8.86
Titled International Property Maintenance Code.**

Title 8 (Buildings and Construction) of the Moreno Valley Municipal Code shall be amended to add Chapter 8.86 titled International Property Maintenance Code as follows:

Chapter 8.86 International Property Maintenance Code.

§ 8.86.010 Adopted.

The International Property Maintenance Code 2024 Edition is hereby adopted with the following amendments.

1. Where the term International Building Code is used it shall be replaced with the term California Building Code
2. Where the term International Residential Code is used it shall be replaced with the term California Residential Code
3. Where the term NFPA 70 is used it shall be replaced with the term California Electrical Code
4. Where the term International Mechanical Code is used it shall be replaced with the term California Mechanical Code
5. Where the term International Plumbing Code is used it shall be replaced with the term California Plumbing Code
6. Where the term International Energy Conservation Code is used it shall be replaced with the term California Energy Code
7. Where the term International Fire Code is used it shall be replaced with the term California Fire Code
8. Where the term International Fuel Gas Code is used it shall be replaced with the term California Plumbing Code
9. Any appeal provisions, including without limitation Section 107, are repealed. Any appeal under the IPMC shall be substantially in accordance with Chapter 9.42 of the Moreno Valley Municipal Code

Section 15. Findings Regarding Local Climatic, Geological, and Topographical Conditions and Additional Justifications and Statement of Reasons Justifying Amendments

That the City Council hereby finds that the need to establish more restrictive standards as set forth in this Ordinance are justified based on the local climatic, geological, or topographical conditions and the additional justifications and statement of reasons described in Exhibit A, attached hereto.

Section 16. Severability

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance as hereby adopted shall remain in full force and effect.

Section 17. Repeal Of Conflicting Provisions

That all the provisions heretofore adopted by the City Council that are in conflict with the provisions of this Ordinance, are hereby repealed.

Section 18. Effective Date

That this Ordinance shall take effect thirty (30) days after its second reading but shall not be applicable or implemented until such time the amendments contained herein are reviewed, accepted and approved by the California Building Standards Commission and any other relevant commissions and/or agencies.

Section 19. Certification

That the City Clerk shall certify to the passage and adoption of this Ordinance, enter the same in the book for original ordinances of the City, and make a minute of passage and adoption thereof in the records of the proceedings of the City Council, in the minutes of the meeting at which this Ordinance is passed and adopted.

APPROVED AND ADOPTED this ____ day of _____ 2025.

Ulises Cabrera
Mayor
City of Moreno Valley

ATTEST:

M. Patricia Rodriguez, CMC, City Clerk

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

EXHIBIT A

**Findings Regarding Local Climatic, Geological, and Topographical Conditions
and Additional Justifications and Statement of Reasons Justifying the
Amendments**