File Code No. 120.03

CITY OF SANTA BARBARA

ORDINANCE COMMITTEE MEETING

MEETING AGENDA

DATE: October 21, 2025
TIME: 12:00 p.m.
PLACE: Council Chambers; and
Hotel New Otani Tokyo, 4-1 Kioicho,
Chiyoda City, Tokyo 102-8578

Kristen W. Sneddon, Chair
Oscar Gutierrez
Mike Jordan

Office of the City Administrator

Kelly McAdoo
City Administrator

Nicole Grisanti
Supervisor, City Administrator's Office

Office of the City Attorney

Sarah Knecht
City Attorney

IN-PERSON PUBLIC COMMENT: Any person wishing to address the Ordinance Committee should first complete and deliver a "Request to Speak" form prior to the time that public comment is taken up by the Committee Member. Each speaker will be given a total of 3 minutes to address the Committee. The Ordinance Committee, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond their jurisdiction.

WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to ngrisanti@santabarbaraca.gov prior to the beginning of the Ordinance Committee Meeting. All public comments submitted via email will be provided to the Ordinance Committee and will become part of the public record.

HOW TO REMOTELY OBSERVE AND/OR SPEAK LIVE AT A MEETING:

- **WEB: https://santabarbaraca-gov.zoom.us/j/83099911799?pwd=N0fwX914FLbpUNNMPr2foEbiub5ovC.1**
  Passcode: 199458

- **TELEPHONE: Phone one-tap:**
  +16699006833,,83099911799# US (San Jose)
  +16694449171,,83099911799# US

REPORTS: Copies of the reports relating to agenda items are available for review at http://www.SantaBarbaraCA.gov/CAP.In accordance with state law requirements, this agenda generally contains only a brief general description of each item of business to be transacted or discussed at the meeting. Should you wish more detailed information regarding any particular agenda item, you are encouraged to obtain a copy of the Council Agenda Report (a "CAR") online at the City's website (http://www.SantaBarbaraCA.gov/CAP). Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are posted to the City's website as soon as reasonably feasible.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at 564-5305 or by email at ngrisanti@santabarbaraca.gov if possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. For those who need accessibility accommodation in using the "raise hand" function and/or registering to participate in the Zoom session, please contact the Clerk's office by 5:00 p.m. the day before the meeting for assistance. Additionally, a speaker may email ngrisanti@santabarbaraca.gov by 5:00 p.m. the day before a meeting, stating which item they wish to speak on. Specialized Services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

ITEM FOR CONSIDERATION

SUBJECT: 2025 California Building and Fire Codes Adoption

RECOMMENDATION: That Ordinance Committee review and recommend for approval to the City Council an Ordinance Amending Santa Barbara Municipal Code Chapters 22.04, and 8.04, Adopting by Reference the 2025 California Building Standards Codes and the 2025 Fire Code, Parts 1–12, Certain Appendices of each of those Codes, Adopting Local Amendments to those Codes, and Repealing Ordinances 6093 and 6094.

CITY OF SANTA BARBARA

ORDINANCE COMMITTEE AGENDA REPORT

AGENDA DATE: October 21, 2025

TO: Ordinance Committee

FROM: Community Development Department, Fire Department

SUBJECT: 2025 California Building and Fire Codes Adoption

RECOMMENDATION:

That Ordinance Committee review and recommend for approval to the City Council an Ordinance Amending Santa Barbara Municipal Code Chapters 22.04, and 8.04, Adopting by Reference the 2025 California Building Standards Codes and the 2025 Fire Code, Parts 1–12, Certain Appendices of each of those Codes, Adopting Local Amendments to those Codes, and Repealing Ordinances 6093 and 6094.

DISCUSSION:

The State of California adopts Building Standards Codes for uniform use throughout the State, a process that is facilitated by the State Building Standards Commission. Over the course of each adoption cycle, the State Building Standards Commission receives input from all state agencies, local enforcement officials, industry professionals, and the general public relative to the statewide implementation of the following codes:

- 2024 International Building Code and 2024 Residential Code published by the International Code Council;
- 2024 National Electrical Code published by the National Fire Protection Association;
- 2024 Plumbing Code and 2024 Mechanical Code published by the International Association of Plumbing and Mechanical Officials;
- 2024 International Fire Code and 2024 Wildland Urban Interface Code published by the International Code Council;
- 2024 editions of the Administrative Code, Existing Building Code, Energy Code, Historical Building Code, Green Building Code, and Referenced Standards published by the California Building Standards Commission; and
- 2024 International Property Maintenance Code as published by the International Code Council.

After considering input received from all state agencies, local enforcement officials, industry professionals, and the general public, these codes are then amended by the Building Standards Commission and adopted by the State under Title 24 of the California Code of Regulations, Parts 1–12. Part 9 is the California Fire Code. This year, the State Building Standards Commission completed amendments to the codes and published them on July 1, 2025. Local jurisdictions have 180 days to further amend them before they become law on January 1, 2026.

Attached to this report is a summary of the City's Building Code adoption history (Attachment 1). In 1954, the City stopped drafting building standards at the local level, and instead started adopting and amending regional, state, national, and international building standards. The draft Ordinance attached to this report represents the most recent cycle of building and fire codes standards proposed for amendment and adoption.

As in the past, local amendments to the code are kept to a minimum and are designed to address situations based on specific local conditions and needs. The Building and Safety Division proposes adopting these codes in conjunction with the City Fire Department. This coordinated approach with jointly adopted sections allows for a smoother and more user-friendly process that can be followed by the community.

Areas that affect the Building and Safety Division and the Fire Department include minor edits to the Building and Fire Board of Appeals procedures, Fire Protection Systems, and High Fire Hazard Area construction requirements. The adopted codes continue to incorporate administrative, climatic, geologic, and topographic amendments that promote safe, sustainable, and accessible development in the City of Santa Barbara.

In order to maintain compliance with the State Building Standards Codes and other state and local property-related regulations, the City also adopts regulations that enable the enforcement of these laws. Accordingly, the attached Ordinance recommends rcontinued adoption of the 2024 Property Maintenance Code published by the International Code Council.

This code cycle, the Building and Safety Division is proposing the following new amendments from the 2022 code adoption:

- Attached Summary of Amendments (Attachment 2) encapsulates recommended amendments to these codes and standards.

This code cycle, the Fire Department is proposing the following new amendments from the 2022 code adoption:

- Attached Summary of Amendments (Attachment 4) encapsulates recommended amendments to these codes and standards.

Staff recommends that the Ordinance Committee forward the attached Ordinances to the City Council for introduction and approval. If the Ordinance Committee does so, the Ordinances will be presented to the City Council for introduction on November 18, 2025, and for hearing and approval on December 2, 2025. When approved by City Council, the Ordinances will go into effect in no less than 30 days after and no earlier than January 2, 2026.

BUDGET/FINANCIAL IMPACT:

This action does not have a budget/financial impact on the City.

ENVIRONMENTAL REVIEW:

It has been determined that the proposed Ordinance is categorically exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15308. Section 15308 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.

ATTACHMENTS:
1. City's Building Code Adoption History
2. Summary of Building Code Amendments
3. Ordinance Adopting the 2025 California Construction Codes
4. Summary of Fire Code Amendments
5. Ordinance Adopting the 2025 Fire and Wildland-Urban Interface Code
6. Building Hazard Categories Memo

PREPARED BY: Tina Dye, Chief Building Official
Ryan DiGuilio, Fire Battalion Chief-Fire Marshal

SUBMITTED BY: Allison DeBusk, Community Development Director

APPROVED BY: Kelly McAdoo, City Administrator

CITY'S BUILIDNG CODE ADOPTION HISTORY
(YEAR 1900 ONWARD)

Ordinance No. 355, adopted 11/9/1900:
An Ordinance Establishing a Fire District and Determining the Character of Buildings that May Be Erected Therein and the Nature of Materials to be Used in the Construction, Alteration and Repair of Such Buildings.

Ordinance No. 1234, adopted 4/23/1925:
An Ordinance Regulating and Classifying Building Within the City.

Ordinance No. 1264, adopted 8/27/1925:
An Ordinance Establishing Fire Districts and Regulating the Buildings Therein.

Ordinance No. 1278, adopted 12/17/1925
Adopted Building Code to Regulate the Construction, Erection, Enlargement, etc. of Buildings or Structures in the City.

Ordinance No. 1323, adopted 1/13/1927:
Regulated types of construction, maintenance, use and occupancy of buildings in the fire districts of the City.

Ordinance No. 2077, adopted 4/18/1946:
Regulates Erection, Construction, Enlargement, etc. of Buildings

Ordinance No. 2429, adopted 2/4/1954:
This was first instance of adoption by reference of the Uniform Building Code (1952 Edition)

Ordinance No. 2530, adopted 3/1/1956:
Adopted 1955 Edition.

Ordinance No. 2860, adopted 2/6/1962:
Adopted 1961 Edition.

Ordinance No. 3043, adopted 4/27/1965:
Adopted 1964 Edition.

Ordinance No. 3349, adopted 1/14/1969
Adopted 1967 Edition.

Ordinance No. 3827, adopted 3/30/1976:
Adopted 1973 Edition.

Ordinance No. 3905, adopted 5/24/1977:
Adopted 1976 Edition.

Ordinance No. 4064, adopted 7/15/1980:
Adopted 1979 Edition.

Ordinance No. 4221, adopted 9/6/1983:
Adopted 1982 Edition

Ordinance No. 4604, adopted 12/12/1989:
Adopted 1988 Edition.

Ordinance No. 4770, adopted 6/2/1992:
Adopted 1991 Edition.

Ordinance No. 4931, adopted 12/12/1995:
Adopted 1994 Edition.

Ordinance No. 5104, adopted 5/11/1999:
Adopted 1998 Edition of California Building Code

Ordinance No. 5256, adopted 10/1/2002:
Adopted 2001 Edition of California Building Code

Ordinance No. 5365, adopted 6/28/2005:
Adopted 2004 Edition of California Building Code

Ordinance No. 5440, adopted 11/4/2007:
Adopted 2007 Edition of California Building Code

Ordinance No. 5536, adopted 11/9/2010:
Adopted 2010 Edition of California Building Code

Ordinance No. 5639, adopted 10/29/2013:
Adopted 2013 Edition of California Building Code

Ordinance No. 5919, adopted 11/12/2019:
Adopted 2019 Edition of California Building Code

Ordinance No. 6093 adopted on 11/16/2022
Adopted 2022 Edition of California Building Code

Santa Barbara City Building & Safety Division

2025 California Building Standards Codes Adoption
Summary of Amendments

October 21, 2025
Effective January 2, 2026

#	Code & Section	Subject	Concept	Types: Existing or New	Findings: Administrative, Climatic, Geologic, Topographic
1	Building Code Section 105.1.3 & 105.1.4 Residential Code Section R105.1.1 &	Permits Required	Requires permits for paving and striping of parking lots and driveways. Describes the authorizations needed for demolition permits.	Existing	Admin
2	Building Code Section 105.2 Residential Code Section R105.2 WUI Code Section 105.3	Exemptions from Permits	Removes requirement for a permit relating to drainage at walls that are exempt from a permit. Adds the requirement for a permit for non-retaining walls over 4' of masonry or concrete construction. Changes the height requirement for walls requiring a building permit from 3.5' to 5' feet to align with zoning code change (excludes retaining and non-retain block walls)	Existing Modified	Geologic, Topographic
3	Building Code Section 105.4.1	Permit Issuance	Requires a licensed contractor for work on other than single homes, duplexes and accessory structures thereto.	Existing	Admin
4	Building Code Section 105.5, Residential Code Section R105.5, Plumbing Code Section 104.4.3, Mechanical Code Section 104.4.3 WUI Code Section 105.8	Permit Expiration	Defines the means by which the City determines that a permit has expired.	Existing	Admin
5	Building Code Section 107.1.1	Licensed Architect Required	Requires that a licensed architect be responsible for complex permit applications.	Existing	Admin

6	Building Code Section 107.2.9	Certified Access Specialist (CASp) Approval	Allows property owners that utilize a CASp to receive expedited access compliance plan review.	Existing	Admin

7	Building Code Section 109, Residential Code Section R108, Plumbing Code Section 104.5, Mechanical Code Section 104.5 WUI Code Section 108	Fees	All fees assessed shall be adopted by City Council Resolution.	Existing	Admin
8	Building Code Section 113 Residential Code Section R112, Plumbing Code Section 107, Mechanical Code Section 107, Property Maintenance Code Section 106.1 WUI Code Section 112	Board of Appeals	Combines the current City code amendments and procedures. Modified to improve consistency of decisions and include administrative procedures. Modifies number of Board Members to form a Quorum from 5 to 4.	Existing	Admin
9	WUI Code Section 101 through 101.3.1 and 501.1 through 501.1.1	Scope, Purpose, Policy, & Application	Makes “additions and remodels” subject to in high-fire building design when in a high-fire area. Allows City Chief Building Official discretion in allowing exemptions. Establishes City of Santa Barbara Wildland Fire Plan as adopted	Existing Modified	Climatic Topographic
10	R337.5.4 WUI Code Section 504.2	Roof Gutters	Requires high-fire area roof gutter to be non-combustible	Existing	Climatic Topographic
11	WUI Code Section 504.8	Exterior Glazing	Makes special glazing requirements for skylights subject to the high-fire area	Existing	Climatic Topographic
12.	Building Code Section 117	Post-Damage Assessment	Combines the City Code amendments and procedures	Existing	Admin
13	Building Code Section 902.2.22.1 through 902.2.22.9 all, Residential Code Section R309.1 through 309.2.5	Automatic Fire Sprinkler System	Same amendment as prior cycle. Specifies September 11, 2009 as the beginning date for determining the improvement thresholds. Adds Higher Hazard Occupancy Table	Existing Modified to clarify percentage of floor area calculation and add Table	Climatic Topographic
14	Building Code Section 907.2.30	Mixed Use Occupancy Fire Alarms	Requires fire alarms to be installed in all converted or new mixed occupancy buildings.	Existing	Climatic Topographic

15	Building Code Section 1208.5	Efficiency Dwelling Units	Inserts an exception to the minimum dwelling size for Affordable and Lower Income dwellings.	Existing	Admin
16	Building Code Section T1505.1.1 & 1505.1.2 Residential Code Section R902.1	Minimum Roof Covering Rating	Changes the minimum fire resistance for all roofs from Class C to Class B.	Existing	Climatic Topographic
17	Building Code Section 1505.1.2 WUI Section 504, all Residential WUI Code Section 504, all	Roofing in Wildland-Urban Interface Fire Area	Requires a minimum of Class A non-combustible roof in these high-fire risk areas.	Existing Modified	Climatic Topographic
18	Building Code Section 1507.4.1 Residential Code Section R905.10.1	(Roof) Deck Requirements	Clarifies that metal panel roofing cannot be placed over wood shingles or shakes.	Existing	Climatic Topographic
19	Building Code Section 1705.13.2	Structural Wood (Special Inspections)	Allows for an exchange of reduced calculated load carrying values when continuous special inspection of nailing is not made.	Existing	Geologic
20	Building Code Appendix G	Flood Resistant Construction	Consolidates the City, State and Federal regulations for development within a flood zone.	Existing	Climatic Topographical
21	Building Code Appendix J	Grading Regulations	Establishes the City's grading regulations.	Existing	Geological Topographical
22	Residential Code Section R309.1 through R309.2.5	Automatic Fire Sprinkler Requirements	Revises the thresholds for installation of automatic fire sprinkler systems in townhomes and one-and-two family dwellings.	Existing	Climatic Topographical
23	WUI Code Chapter 5, all	Wildland-Urban Interface Requirements	Prescribes specific fire-safe methods for high-fire risk areas	Existing	Climatic Topographical
24	Residential Code Section R341 & R342	Encroachments Safeguards	Requires residential projects to meet the standard Public Way Encroachment and Safeguards During Construction requirements of the Building Code	Existing	Admin
25	Residential Code Section R401.4	Soils Reports	Clearly establishes the situations when a soils report will be required	Existing	Geological Topographical
26	Residential Code Section R401.5	Grading	Consolidates grading regulations in Appendix J of the Building Code	Existing	Geological Topographical

27	Residential Code Section R403.1.2	Continuous Footings	Requires continuous footings under braced walls that carry lateral loads	Existing	Geological Topographical
28	Residential Code Section R403.1.5	(Footing) Slope	Clarifies the design criteria for footings on slopes	Existing	Geological Topographical
29	Residential Code Section R404.2	Wood Foundation Walls	Prohibits wood foundation walls in high risk seismic design areas	Existing	Geological Topographical
30	Residential Code Section R902.1 through 902.1.2 & R905.10.1 WUI Code Chapter 5, all	Roof and Deck Materials	Prescribes minimum high-fire area roof and deck construction standards	Existing	Climatic Topographical
31	Residential Code Appendix AX	Private Swimming Pools	Consolidates pool regulations in Section 3109 of the Building Code	Existing	Admin
32	Plumbing Code Section 301.7.1	Local Health Authority	Established the Santa Barbara County Environmental Health Department as the local health authority	Existing	Admin
	422.1	Single User Toilet Facilities	Adds Single -User Toilet Facilities All-Gender design and signage requirements	Existing	Admin
33	Plumbing Code Section 423	Fountains	Requires a recirculation system	Existing	Climatic
34	Plumbing Code Section 424	Car Wash Facilities	Requires special water conservation measures	Existing	Climatic
35	Plumbing Code Section 603.1	Cross-Connection Control	Coordinates potable water cross-connection control regulations with State Title 17 drinking water supply regulations	Existing	Admin
36	Plumbing Code Section 608.2	Excessive Water Pressure	Reduces the risk of building damage caused by excessive water pressure in the public water distribution system	Existing	Topographical
37	Plumbing Code Section 710.14	Sewage Pump Signaling Device	Requires an audible alarm if system fails	Existing	Topographical
87	Plumbing Code Section 710.15	Back Water Valve	Requires the installation of a sewer backwater valve to protect from damage caused by sewage backwater. Modified to include common compliance exceptions	Existing	Topographical
39	Plumbing Code Section 713.2	Private Sewage Disposal System	Requires septic system abandonment and connection to the public sewer once the public sewer is available for connection.	Existing	Topographical

40	Electrical Code Section 90.4.1	Administration	Consolidates all of the administrative processes and regulations for the Electrical Code within the Building Code.	Existing	Admin
41	Green Building Code Sections 4.304.2 & 5.304.7	Fountains	Sets existing fountain surface areas at a maximum of 25 square feet	Existing	Climatic
42	Property Maintenance Code Section 101.1	Title	Establishes the “Property Maintenance Code of the City of Santa Barbara”	Existing	Admin
43	Property Maintenance Code Section 101.2	State Housing Law Coordination	Allows for the State Housing Law to supersede the City’s Property Maintenance Code when discrepancies arise.	Existing	Admin

44	Property Maintenance Code Section 103.1	(Authority) General	Establishes the Chief Building Official as the Code Official	Existing	Admin
45	Property Maintenance Code Section 109.1 through 109.9	(Unsafe Buildings) General Placarding	Requires that unsafe and unfit properties are placarded with “Unsafe” and/or “Limited Entry” placards when warranted	Existing	Admin
46	Property Maintenance Code Section 111.3	Record	Requires that official records be retained	Existing	Admin
47	Property Maintenance Code Section 111.9	Restoration or Abatement	Exception for certain historic structures.	Existing	Admin
48	Property Maintenance Code Section 302.4	Weeds	Sets maximum weed height at 12”	Existing	Admin
49	Property Maintenance Code Section 304.14	Insect Screens	Sets maximum screen mesh at 12 mesh per inch	Existing	Admin
50	Property Maintenance Code Section 602.2	(Heating) Residential Occupancies	Coordinates the minimum heating system operating temperature with the State Housing Law minimum	Existing	Climatic
51	Property Maintenance Code Section 602.3 & 602.4	(Heating) Heat Supply Occupiable Work Spaces	Deletes these requirements for minimum heating system performance	Existing	Climatic
52	WUI Code Section 202	Definitions	Adds definitions for spark arrester, tracer, tracer charge, and Wildland-Urbane Interface Area	New	Topographic

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING CHAPTER 22.04 OF THE MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2022~~2~~5 EDITION OF THE CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2; THE 2022~~2~~5 EDITION OF THE CALIFORNIA RESIDENTIAL CODE; THE 2025 EDITION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE; THE 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE; THE 2025~~2~~ EDITION OF THE CALIFORNIA MECHANICAL CODE; THE 2025~~2~~ EDITION OF THE CALIFORNIA PLUMBING CODE; THE 2025~~2~~ EDITION OF THE CALIFORNIA ENERGY CODE; THE 2025~~2~~ EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE; THE 2025-~~2~~ EDITION OF THE CALIFORNIA EXISTING BUILDINGS CODE; THE 2025~~2~~ EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2022 EDITION OF THE CALIFORNIA REFERENCED STANDARDS CODE; AND THE 2024~~1~~ INTERNATIONAL PROPERTY MAINTENANCE CODE; ADOPTING LOCAL REVISIONS TO THOSE CODES; AND REPEALING ORDINANCE NUMBER 6093~~5919~~.

WHEREAS, uniform international construction codes are developed, updated, and published regularly; and

WHEREAS, these codes are adopted by the State of California and by local communities with amendments specifically pertinent to their local conditions; and

WHEREAS, the City of Santa Barbara relies on local ground and surface water for its local water supplies, and drought conditions are common within Santa Barbara and the surrounding areas; and

WHEREAS, local topography and climate present unique flooding, fire hazard, and fire abatement conditions; and

WHEREAS, local geological conditions such as very problematic soils and intense earthquake faults present unique geophysical hazards; and

WHEREAS, the majority of the buildings in the City of Santa Barbara pre-date the Americans with Disabilities Act; many of the parcels of land supporting these older buildings are fully developed; and because of the topography of these parcels, determining accessibility compliance can be very complex; and

WHEREAS, the City of Santa Barbara has the authority to establish appropriate administrative building permit process amendments for the purposes of enforcing the State Building Standards Codes; and

WHEREAS, the City Council of the City of Santa Barbara finds that such local geological, topographic, climatic, and existing building conditions warrant certain amendments to the model uniform codes related to construction;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 22.04.010 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code is adopted to read as follows:

22.4.10 Adoption of California Codes by Reference.

Subject to the amendments specified in Sections 22.04.020 through 22.04.0870, the following Codes, certain appendix chapters, and the standards and secondary codes referenced therein are adopted, and shall be known as the City of Santa Barbara Building Codes.

~~A.~~

B. The "California Building Code Volumes 1 and 2" (2025~~2~~ Edition), as published by the California Building Standards Commission, including Appendix Chapters G and J.

B. The "California Residential Code" (2025~~2~~ Edition), as published by the California Building Standards Commission, including Appendix Chapter V.

C. The "California Wildland-Urban Interface Code" as published by the California Building Standards Commission.

D. The "California Electrical Code" (2025~~2~~ Edition), as published by the California Building Standards Commission.

E. The "California Mechanical Code" (2025~~2~~ Edition), as published by the California Building Standards Commission.

F. The "California Plumbing Code" (2025~~2~~ Edition), as published by the California Building Standards Commission including Appendix Chapters I (Installation Standards) and K.

G. The "California Energy Code" (2025~~2~~ Edition), as published by the California Building Standards Commission.

H. The "California Historical Building Code" (2025~~2~~ Edition), as published by the California Building Standards Commission.

I. The "California Existing Building Code" (2025~~2~~ Edition), as published by the California Building Standards Commission.

J. The "California Green Building Standards Code" (2025~~2~~ Edition), as published by the California Building Standards Commission.

K. The California Referenced Standards Code" (2025~~2~~ Edition), as published by the California Building Standards Commission.

L. The "International Property Maintenance Code" (2024~~1~~ Edition), as published by the International Code Council, including Appendix A.

SECTION 2. Section 22.04.020 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code is adopted to read as follows:

22.4.20 Amendments to the California Building Code.

The California Building Code, as adopted by reference pursuant to this Chapter, is amended as set forth in this Section 22.04.020.

A. Sections 105.1.1 and 105.1.2 are added to read as follows:

~~Sections 105.1.3 and 105.1.4 are added to read as follows:~~

105.1.3 Paving and Striping. Building permits shall be required for all paving, re-paving (including slurry coating), striping, re-striping, signage, and re-signage of parking spaces in parking lots and structures. Accessible parking spaces, access aisles, and signage shall be provided that meets currently adopted codes.

105.1.4 Demolition Permits. Building permits shall be required to demolish any building, portion of a building, or structure within the City of Santa Barbara and shall be subject to the following conditions:

1. The applicant shall ensure all utility connections have been removed by the appropriate utility providers, except such utility services that are approved for use in connection with the work of the demolition. The applicant shall provide verification from the utility providers that utility service has been disconnected.
2. The applicant shall obtain clearance from the Santa Barbara Air Pollution Control District for all commercial demolition, renovations and alterations.
3. All resulting building debris, trash, junk, vegetation, dead organic matter, rodent harborage, or combustible material that constitutes a threat to life, health, or property, or is detrimental to the public welfare or which may reduce adjacent property value shall be removed from the site within thirty (30) days after the demolition of the structure.
4. All demolition debris must be managed and handled in accordance with the City's Environmental Services Division regulations and guidelines.

A. Section 105.2 "Work Exempt From Permit" is amended to read as follows:

Section 105.2 Work Exempt From Permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following (Note - For work involving detached one- and two-family dwellings or townhouses or buildings accessory to detached one- and two-family dwellings or townhouses, see Section 105 of the California Residential Code as amended by the City of Santa Barbara in this Ordinance):

Building:

~~1.~~ One-story detached residential accessory structures used as tool and storage sheds, playhouses, portable and fixed playground equipment, bicycle or skateboard ramps and similar uses, provided the floor area does not exceed 120 square feet (11 m2) and the height does not exceed ten (10) feet at the highest point; and further provided the structure does not encroach into required setbacks or required open yards,

does not obstruct required parking, and is not served by any utilities. The combined square footage of exempt accessory structures may not exceed 200 square feet on any single parcel.

2. Residential fences and walls not exceeding five (5) feet in height, as measured in a vertical line from the lowest point of contact with the ground directly adjacent to both sides of the fence to the highest point of the fence along said vertical line, provided that such fences and walls are constructed in compliance with the City's Fence and Hedge Ordinance .~~Residential fences and walls not over 3-1/2 feet high, as measured from the lowest adjacent grade within 3 ½ feet of the fence~~.

3. Oil derricks.

4. Residential retaining walls~~,~~ and non-retaining walls, including masonry and concrete walls, ~~which are not over~~ not exceeding four (4) feet in height as measured from the bottom of the footing to the top of the wall, are exempt from a building permit unless the wall: (a) support~~sing~~ a surcharge, or (b) impounds~~sing~~ flammable liquids, or (c) is installed on a slope of twenty percent (20%) or greater.

5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.

6. Uncovered residential platforms, decks, porches, walks, and similar structures not ~~more than~~ exceeding ten (10) inches in height above adjacent grade, that are not located over any basement or story below, not part of an accessible route, and not part of the means of egress from a normally occupied space.

7. Interior painting, papering, and similar finish work.

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

9. Ground mounted radio, television and other masts or antenna or dish-shaped communication reception or transmitting structures less than 3 feet in diameter, which do not extend more than 15 feet above grade and are not served by electrical circuits regulated under the National Electrical Code NEC). Light- weight roof-mounted radio, television, and other masts or antenna or dish shaped communication reception or transmitting structures less than 2 feet in diameter, which do not extend more than 15 feet above the roof, are not served by electrical circuits regulated under the NEC, and which are not subject to a telecommunications permit pursuant to Santa Barbara Municipal Code §30.185.410.B.~~design review by the Architectural Board of Review, Historic Landmarks Commission, or Single Family Design Board~~.

10. Freestanding or movable cases, counters, and interior partitions not over 5 feet 9 inches in height, and not containing or requiring connections to electrical power or plumbing systems.

11. Permit applications submitted for other miscellaneous and minor work may be exempted by the Chief Building Official from permits, fees and inspections.

Electrical:

Repairs and maintenance. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations. The provisions of this code shall not apply to electrical equipment used for radio and televisions transmissions, but do apply to equipment and wiring for power supply and installations of towers and

antennas.

Temporary testing systems. A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

~~**Gas:**~~

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

B. Section 105.4.1 added to read as follows:

105.4.1 Issuance. All work authorized by building permit for other than R-3 or U occupancies shall be issued to an appropriate contractor licensed in accordance with the provisions of California State Law.

C. Section 105.5 “Expiration” is amended to read as follows:

105.5 Expiration. Unless extended by the Building Official, every permit issued shall become invalid, without notice being given to the permit holder when the following occurs:

1. The work on the site, authorized by such permit, is not commenced within 180 days of the permit issuance date, or

2. During any period of more than 180 days after permit issuance, the work on site does not receive full City Inspection approval for any one of the inspections found in Section 110.3.1-110.3.12.

Prior to the permit expiration above, when requested in writing, the Building Official may grant administrative permit extensions for circumstances, out of the permit holder's control, that caused the construction to stop. However, no permit shall be active for more than 6 years.

D. Section 107.1.1 "Licensed Architect Required" is added to read as follows:

107.1.1 Licensed Architect Required. All permit applications and construction documents for multi-family residential buildings of greater than 2 units and non-residential projects with construction valuations greater than 20% of the current building value shall be reviewed for consistency and compliance and submitted with the seal and signature of a State licensed architect unless specifically allowed to do otherwise by the Building Official.

E. Section 107.2.9 "Certified Access Specialist (CASp) Approval" is added to read as follows:

107.2.9 Certified Access Specialist (CASp) Approval. Building permit applications and the associated construction drawings that include a CASp certification per State Civil Code Section 55.53 and include the following statement, signed by a State licensed CASp, will receive an expedited plan review of Chapters 11A and 11B by the City:

"I, (CASp Full Name) , have inspected the property and provided the property owner with a report in accordance with California Civil Code Sections 55.51-55.545. I have reviewed:

- The prior 3-years of "adjusted construction cost", as defined in this code, for this parcel, and
- These construction plans and documents for the project submitted under City permit (PERMIT #) for compliance with the State Title 24, Part 2, Volume 1, Chapters 11A and/or 11B

I find these plans and documents to be, to the best of my knowledge, in compliance the applicable State access compliance standards.

Signature:_____ Date: _____

CASp #:_____"

F. Section 109 "Fees" is replaced as follows:

109. Fees. All fees shall be adopted either by:

1. City Council via Ordinance or Resolution, or
2. Provided for by the State of California

G. Section 113 “Board of appeals” is amended to read as follows:

113. Board of Appeals. In order to provide technical Code advice to the City’s building official and fire code official, and to hear and decide appeals of orders, decisions or determinations made by the fire code official or building official relative to the application and interpretations of the technical codes, there shall be and is hereby created a Building and Fire Code Board of Appeals. This Board consists of members who are qualified by experience and training to pass upon matters pertaining to building construction and building service equipment and who are not employees of the jurisdiction. The Building and Fire Code Board of Appeals shall be appointed by the City Council and shall hold office for a 4-year term. The Board is not empowered to waive requirements of the State Title 24 codes. The Board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official or building official.

113.1.1 Alternatives. The Board may consider any alternate provided that it finds that the proposed design, material, method, or work offered is, for the purpose intended. The Board shall have no authority to waive the requirements of the applicable Code.

113.1.2 Appointments. The City Council shall appoint 7 qualified individuals~~,~~ provided that at least 3 members are physically ~~handicapped~~ disabled when hearing items that involve Chapters 11A or 11B of the California Building ~~or Fire Code~~.

113.1.3 Quorum. For other than appeals and ratifications relative to Chapter 11A or 11B of the California Building Code, it shall take a quorum of members to hear an appeal and majority vote of the Board convened to sustain an appeal. Appeals and ratifications relative to the enforcement of Chapter 11A or 11B, at least 2 of the Board members in a quorum hearing the item must be physically disabled.

113.1.4 Chairperson. The chairperson shall be selected annually by the convened Board. The chairperson shall maintain order and conduct the meeting in accordance with the California Brown Act.

113.1.5 Meetings. The Board shall meet when needed to hear an appeal or when needed to transact business of the Board. Either the building official or the fire code official or their designee shall act as Secretary of the Board.

113.1.6 Board Decisions. The decision of the Building and Fire Code Board of Appeals shall be final on all matters of appeals and shall become an order to the Appellant, Chief Building Official or Fire Code Official as may be appropriate.

113.1.7 Procedural Rules. Appeal hearings shall be conducted substantially in accordance with the following format:

1. Any person may appeal a decision of the building official or fire code official by filing a written appeal with the building official or fire code official within 10-days of the issuance of the written decision. The notice of appeal shall state the grounds for the appeal.

2. No notice of appeal shall be accepted unless the notice is accompanied by the fee specified by resolution of the City Council.

3. Unless agreed to otherwise by the appellant and the building official or fire code official, all appeals shall be heard not less than 10-days and not more than 60- days from the date on which the building official or fire code official receives the written appeal.

4. The filing of a timely appeal with the building official or fire code official shall place a stay on further enforcement of the specific matter appealed, except for instances of ~~immediate~~ danger to life or property.

5. The Chairperson shall call the meeting to order.

6. The Chairperson shall note the Board members present for the minutes.

7. The Chairperson shall recognize the building official or fire code official for presentation of the appeal. The building official or the fire code official shall read his or her recommendation to the Board.

8. The Chairperson shall recognize the Appellant for presentation of rebuttals.

9. All witnesses must be called by either the Appellant or the building official or the fire code official and may be questioned as permitted by the Chair of this Board. The Board has full discretion in allowing witnesses as well as setting equal time limits for presentation by City staff and the Appellant.

10. The Board may entertain comments from the public.

11. The Board may affirm, deny, or amend the decision of the building official or the fire code official.

12. The Board shall issue its decisions in writing and shall include a statement of the decision appealed, the decision of the Board and the findings made by the Board in reaching their decision.

13. The Chairperson shall adjourn the meeting at the end of business.

14. The Secretary shall prepare minutes for the record and shall serve as custodian of case records and said minutes.

I. Section 117 is added to read as follows:

117.1 Post-Damage Assessment. After a disaster, residential buildings subject to this Code shall be assessed for damage and placarded in accordance with Chapter 22.09 of this Code.

~~J.~~ Section 701A.1 has been removed in its entirety and replaced with THE 2025 EDITION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE as amended by Municipal Code

Section 22.4.80.
~~"Scope" is amended to read as follows:~~

~~**701A.1 Scope.** This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, remodels or additions to existing buildings located within a Wildland-Urban Interface Fire Area as defined in Section 702A.~~

~~JK. Section 701A.3 "Application" is amended to read as follows:~~

~~**701A.3 Application**. New buildings, remodeled buildings or additions to existing buildings in any Fire Hazard Severity Zone or Wildland-Urban Interface Area designated by the enforcing agency constructed after the application date shall comply with this chapter.~~

~~Exception: Accessory and/or Group U occupancy buildings may be exempted from all or portions of this chapter upon approval of the Fire Code Official and/or Chief Building Official.~~

~~L. Section 705A.4 "Roof Gutters" is amended to read as follows:~~

~~**705A.4 Roof Gutters**. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials.~~

~~M. Section 708A.2 "Exterior Glazing" is amended to read as follows:~~

~~**708A.2 Exterior Glazing.** The following exterior glazing materials and/or assemblies shall comply with this section:~~

~~1. Exterior windows and/or skylights.~~
~~2. Exterior glazed doors.~~
~~3. Glazed openings within exterior doors.~~
~~4. Glazed openings within exterior garage doors.~~
~~5. Exterior structural glass veneer.~~
~~6. Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWWDA 101/I.S.2 structural requirements.~~

~~J. Section 903.2.22 "Local Requirements" is added to read as follows:~~

~~**903.2.22 Local Requirements.** Approved automatic sprinkler systems shall be installed throughout buildings and structures as specified in Section 903.2 or as specified in Section 903.2.22, whichever is more protective.~~

903.2.22.1 New Buildings, Generally. The construction of a new building containing any of the following occupancies: A, B, E, F, H, I, L, M, R, S or U.

Exceptions: A new building containing a Group U occupancy that is constructed in the City's designated High Fire Hazard Area is not required to provide a sprinkler system as long as the building does not exceed 500 square feet of floor area. A new building containing a U occupancy that is constructed outside the City's designated High Fire Hazard Area is not required to provide a sprinkler system as long as the building does not exceed 5000 square feet of floor area.

903.2.22.2 New Buildings in the High Fire Hazard Area. The construction of any new building within the City's designated High Fire Hazard Area.

Exception: A new building containing a Group U occupancy that is constructed in the City's designated High Fire Hazard Area is not required to provide a sprinkler system as long as the building does not exceed 500 square feet of floor area.

903.2.22.3 Additions to Buildings Other than Single Family Residences. The addition of floor area to an existing building that contains any occupancy other than Group R, Division 3.

Exception: For buildings that have had no additions since September 11, 2009, a single addition of not more than 250 square feet, provided the addition does not change the use to a more hazardous occupancy, shall not trigger the requirement to install an automatic fire sprinkler system. However, the square footage of the single addition allowed under this exception will be included in the cumulative total of modifications and alterations for purposes of Section 903.2.20.4.

903.2.22.4 Remodels **of Buildings Other than Single Family Residences.** The remodel or alteration of the interior of an existing building that contains any occupancy other than Group R, Division 3, where the floor area of the portion of the building that is modified or altered exceeds 50% of the existing floor area of the building. For purposes of this section, all modifications or alterations to an existing building that occur after September 11, 2009 shall be counted in the aggregate toward the 50% threshold measured against the floor area of the building. It shall be the responsibility of the building owner to install the sprinkler system throughout the building when the threshold has been exceeded. Calculations of aggregate floor areas are as follows:

(a) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 50% or more of the existing exterior walls of the building or structure; or
(b) Aggregate alterations or modifications that change or rearrange the existing ~~planned~~ configuration of walls or full height partitions and involves 50% or more of the enclosed floor area of the building or structure; or
(c) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 50~~75~~% or more of ceiling~~s~~ and wall~~s~~ coverings exposing

framingstructural members of the building.

Exception: Nothing in this section shall prevent the building owner from negotiating a written agreement with the tenant or tenants for allocating the cost of the sprinkler system in any proportion.

903.2.22.5 Change of Occupancy to a Higher Hazard Classification. Any change of occupancy in an existing building where the occupancy changes to a higher hazard classification. Higher hazard classification shall be defined per amended Table 1011.5 of the 2025 Existing Building Code and written policy.

TABLE 1011.5 MEANS OF EGRESS HAZARD CATEGORIES

RELATIVE HAZARD	OCCUPANCY CLASSIFICATIONS
1 (Highest Hazard)	H
2	I-2, I-3, I-4
3	A, E, I-1, R-1, R-2, R-4
4	M, B, F-1, R-3, S-1
5 (Lowest Hazard)	F-2, S-2, U

Exception: For purposes of sprinklers only, the higher hazard classification will not be deemed to include low hazard assembly occupancies of 75 occupants or fewer

903.2.22.6 Computation of Square Footage. For the purposes of this Section 903.2.22~~0~~, the floor area of buildings shall be computed in accordance with the definition of "Floor area, Gross" provided in Section ~~1002.1~~1202 ~~–~~of the California Building Code.

903.2.22.7 Existing use. Any existing building not classified as Group R, Division 3, in existence at the time of the effective date of this code may have their use continued if such use was legal at the time. Additions to existing buildings shall require an automatic fire sprinkler system installed throughout, including areas not previously protected.

Exception: For buildings that have had no additions since September 11, 2009, a single addition of not more than 250 square feet, provided the addition does not change the use to a more hazardous occupancy, shall not trigger the requirement to install an automatic fire sprinkler system. However, the square footage of the single addition will be included in the cumulative total of modifications and alterations for purposes of Section 903.2.22.4~~0.4~~.

903.2.22.8 Exceptions and Modifications. Where hardship or substantial difficulty make strict compliance with a sprinkler section impractical, the fire code official is authorized to grant exceptions or modifications on an individual basis, pursuant to California Fire Code Section 104.9~~8~~.

K. Section 907.2.30 is added to read as follows:

907.2.30 Mixed- ~~-~~Use Occupancies. Where residential occupancies are combined with commercial occupancies, a fire alarm system shall be installed which notifies all occupants in the event of a fire. The system shall include automatic smoke detection throughout the commercial and common areas. In addition, a notification system shall be installed in a manner and location approved by the fire code official that indicates the presence of residential dwelling units in accordance with Municipal Code Section 8.04.030 B.

N. Section 1208~~7~~.5-4 "Efficiency Dwelling Units" is amended to read as follows:

1208~~7~~.54 Efficiency Dwelling Units. Unless modified by local ordinance pursuant to Health and Safety Code Section 17958.1, efficiency dwelling units shall comply with the following:

1. The unit's habitable space shall comply with Sections 1208.1 through 1208.4. ~~shall have a living room of not less than 220 square feet (20.4 m_2) of floor area. An additional 100 square feet (9.3 m_2) of floor area shall be provided for each occupant~~

~~of such unit in excess of two.~~

Exception:

Notwithstanding the provisions of subsection 1 above, for projects constructed or operated by a nonprofit or governmental agency offering housing at an Affordable Housing Cost to Lower Income Households (as those terms are defined in sections 50052.5 and 50079.5 of the California Health and Safety Code), the City may permit efficiency dwelling units for occupancy by no more than two persons who qualify as either very low or low income households where the units have a minimum useable floor area, (excluding floor area in the kitchen, bathroom and closet), of not less than 150 square feet. In all other respects, such efficiency dwelling units shall conform to the minimum standards specified in this code.

1. The unit shall be provided with a separate closet.

2. For other than Accessible, adaptable dwelling units, ~~T~~the unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

O. Table 1505.1 is amended to read as follows:

TABLE 1505.1
MINIMUM ROOF COVERING CLASSIFICATION
FOR TYPES OF CONSTRUCTION

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

P. Section 1505.1.1 "Roofing Requirements in a Wildland-Urban Interface Fire Area" is amended to read as follows:

1505.1.1 Roofing Requirements in a Wildland-Urban Interface Fire Area. Roof coverings on all buildings shall be class A noncombustible in accordance with adopted CBC Standards or otherwise as may be approved by the Chief Building Official.

Treated or untreated wood shakes or shingles shall not be permitted, except on existing structures which are constructed with shake or shingle roofs where less than 20% of the existing roof is being replaced within a two 2) year period, provided such replacement roofing is fire retardant treated wood shakes or shingles.

"Green" or "Vegetated" roofs shall not be used in the Wildland-Urban Interface Fire Area.

Q. Section 1505.1.2~~3~~ “Roof coverings within all other areas” is amended to read as follows:

1505.1.2~~3~~ Roof coverings within in all other areas. The roof covering or roofing assembly of any new building or the re-roofing of any existing building, regardless of type or occupancy classification, shall be no less than Class B, except that Group H, Division 1 and Group I occupancies shall be Class A. Treated or untreated wood shakes or shingles shall not be permitted, except on existing structures which are constructed with shake or shingle roofs where less than 20 % of the existing roof is being replaced within a two 2 year period, provided such replacement roofing is fire retardant treated wood shakes or shingles.

Exception: In the High Fire Hazard District, roof coverings shall be in accordance with 1501.1.1 and Chapter 5 of the California Wildland Interface Code as amended by the City of Santa Barbara municipal code Section 22.04.80 . ~~Chapter 7A as amended~~.

~~R.~~

~~S. Section 1505.1.4 “Roofing Requirements in a Wildland-Urban Interface Fire Area” is amended to read as follows:~~

~~T.~~

~~U. **1505.1.4 Roofing Requirements in a Wildland-Urban Interface Fire Area.** Roof coverings on all buildings shall be class A noncombustible in accordance with adopted CBC Standards or otherwise as may be approved by the Chief Building Official.~~

~~V.~~

~~W. Treated or untreated wood shakes or shingles shall not be permitted, except on existing structures which are constructed with shake or shingle roofs where less than 20% of the existing roof is being replaced within a two 2) year period, provided such replacement roofing is fire retardant treated wood shakes or shingles.~~

~~X.~~

~~Y. "Green" or "Vegetated" roofs shall not be used in the Wildland-Urban Interface Fire Area.~~

~~Z.~~

AA. Section 1507.4.1 "Deck Requirements" is amended to read as follows:

1507.4.1 Deck Requirements. Metal roof panel roof coverings shall be applied to a solid or closely fitted deck, except where the roof covering is specifically designed to be applied to spaced supports. Metal roof panel coverings shall not be installed over combustible shingles or shakes.

BB. Section 1705.12.2 "Structural wood" subsection "Exceptions" is amended to read as follows:

1705.13.22.1 Structural ~~w~~Wood. Exceptions:

1. Special Inspections are not required for wood shear walls, shear panels and diaphragms, including nailing, bolting, anchoring and other fastening to other elements of the seismic force-resisting system, where the fastener spacing of the sheathing is more than 4 inches (102 mm) on center (o.c.).
2. Special Inspection is not required if the building is designed in accordance with AWC SDPWS-2008 (NDS) Table 4.3A (Note: PLF values must be divided in half per 4.3.3) assuming that the allowable shear values reflected are reduced by 25%.

CC. Appendix G Section G101 "Flood Resistant Construction" is amended to read as follows:

G101.1 Flood Resistant Construction

G101. General. Construction and development within a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area depicted on a FEMA Flood Insurance Rate Map shall be completed in accordance with the City's Municipal Code, Chapter 22.24 and FEMA's National Flood Insurance Program standards for construction and development within Special Flood Hazard Areas.

DD. Appendix G Sections G102-G1101 are deleted without replacement.

EE. Appendix J “Grading” is amended to read as follows:

J101. GRADING GENERAL

J101.1 Scope. The provisions of this chapter apply to grading, excavation and earthwork construction, including fills and embankments, and the control of grading site runoff, including erosion sediments and construction-related pollutants. The purpose of this appendix is to safeguard life, limb, property and the public welfare by regulating grading on private property. Where technical conflict occur between this chapter and geotechnical report filed by a licensed civil engineer, the Building Official may allow the geotechnical report to govern.

J101.2 General Hazards. Whenever the Building Official determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, the owner of the property upon which the excavation or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the Building Official, shall within the period specified therein repair or eliminate such excavation or embankment to eliminate the hazard and to be in conformance with the requirements of this code.

J101.3 Safety Precautions. If at any stage of the work the Building Official determines by inspection that further grading as authorized is likely to endanger any public or private property or result in the deposition of debris on any public way or interfere with any existing drainage course, the Building Official may order the work stopped by notice in writing served on any persons engaged in doing or causing such work to be done, and any such person shall forthwith stop such work. The Building Official may authorize the work to proceed if the Building Official finds adequate safety precautions can be taken or corrective measures incorporated in the work to avoid likelihood of such danger, deposition or interference.

If the grading work, as done, has created or resulted in a hazardous condition, the Building Official shall give written notice requiring correction thereof as specified in California Building Code - Section 114 “Violations” or California Residential Code - Section R113 “Violations”. The Building Official may cause the violator to be prosecuted and issue an Administrative Citation without first having to issue a Notice of Violation.

J101.4 Protection of Utilities. The owner of any property on which grading has been performed, and which requires a grading permit under Section J103, shall be responsible for the prevention of damage to any public utilities or services.

J101.5 Protection of Adjacent Property. The owner of any property on which grading, has been performed and which requires a grading permit under Section J103 is responsible for the prevention of damage to adjacent property and no person shall excavate on land sufficiently close to the property line to endanger any adjoining public street, sidewalk, alley, or other public or private property without supporting and protecting such property from settling, cracking or other damage which might result. Special precautions approved by the Building Official shall be made to prevent imported or exported materials from being deposited on the adjacent public way and/or drainage

courses.

J101.6 Storm Water Control Measures. The owner of any property on which grading, has been performed shall put into effect and maintain all precautionary measures necessary to protect adjacent water courses and public or private property from damage by erosion, flooding, and deposition of mud, debris, and construction-related pollutants originating from the site during grading and related construction activities as required in Chapter 22.85 and/or any special conditions imposed on a project as a result of the issuance of a discretionary permit by the City.

J101.7 Maintenance of Protective Devices. The owner of any property on which grading has been performed pursuant to a permit issued under the provisions of this code, or any other person or agent in control of such property, shall maintain in good condition and repair all drainage structures and other protective devices when they are shown on the grading plans filed with the application for grading permit and approved as a condition precedent to the issuance of such permit.

J101.8 Conditions of Approval. In granting any permit under this code, the Building Official may include such conditions as may be reasonably necessary to prevent creation of a nuisance or hazard to public or private property. Such conditions may include, but shall not be limited to:

1. Improvement of any existing grading to comply with the standards of this code.

2. Requirements for fencing of excavations or fills which may otherwise be hazardous.

3. Storm water pollution prevention control measures beyond those required by Section J101.6 of this Appendix J.

SECTION J102 DEFINITIONS

J102.1 Definitions. For the purposes of this appendix chapter, the terms, phrases and words listed in this section and their derivatives shall have the indicated meanings.

APPROVAL shall mean that the proposed work or completed work conforms to this chapter to the satisfaction of the Building Official.

AS–GRADED is the extent of surface conditions on completion of the approved grading project.

BEDROCK is in–place solid rock that is the relatively solid, undisturbed rock in place either at the ground surface or beneath superficial deposits of alluvium, colluvium and/or soil.

BENCH is a relatively level step excavated into earth material on which fill is to be placed.

BEST MANAGEMENT PRACTICE (BMP) is a storm water pollution mitigation measure which is required to be employed in order to comply with the requirements of the NPDES permit issued to the City of Santa Barbara by the California Regional Water Quality Control Board.

BORROW is earth material acquired from an off–site location for use in grading on a site.

CIVIL ENGINEER is a professional engineer registered in the state to practice in the field of civil works.

CIVIL ENGINEERING is the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works.

COMPACTION the densification of a fill by mechanical means.

CUT See Excavation.

DESILTING BASINS are physical structures, constructed to allow the removal of sediments from surface water runoff.

DESIGN ENGINEER shall mean the civil engineer responsible for the preparation of the grading plans for the site grading work.

DOWN DRAIN a device for collecting water from a swale or ditch located on or above a slope, and safely delivering it to an approved drainage facility

EARTH MATERIAL is any rock, natural soil or fill or any combination thereof.

ENGINEERING GEOLOGIST is a geologist experienced and knowledgeable in engineering geology. Shall mean a person holding a valid certificate of registration as a geologist in the specialty of engineering geology issued by the State of California under the applicable provisions of the Geologist and Geophysicist Act of the Business and Professions Code.

ENGINEERING GEOLOGY is the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

EROSION is the wearing away of the ground surface as a result of the movement of wind, water or ice.

EROSION/SEDIMENTATION CONTROL PLAN (ESC) is a site drawing with details, notes, and related documents that identify the measures taken by the permittee to (1) control construction-related erosion and prevent construction-related sediment and pollutants from being carried offsite by storm water, and (2) prevent construction-related non-storm water discharges from entering the storm drain system that complies with the latest version of the Building & Safety Division’s ESC Policy.

EXCAVATION is the removal of earth material by artificial means, also referred to as a cut.

FIELD ENGINEER shall mean the civil engineer responsible for performing the functions as set forth in Section J105.4.

FILL is the deposition of earth materials by artificial means.

GEOTECHNICAL ENGINEER See “soils engineer.”

GEOTECHNICAL HAZARD is an adverse condition due to landslide, settlement, and/or slippage. These hazards include loose debris, slope wash, and the potential for mud flows from natural or graded slopes.

GRADE is the vertical location of the ground surface.

GRADE, EXISTING is the grade prior to grading.

GRADE, FINISHED is the final grade of the site that conforms to the approved plan.

GRADE, ROUGH is the stage at which the grade approximately conforms to the approved plan.

GRADING is an excavation or fill or combination thereof.

KEY is a compacted fill placed in a trench excavated in earth material beneath the toe of a slope.

LANDSCAPE ARCHITECT shall mean a person who holds a certificate to practice landscape architecture in the State of California under the applicable landscape architecture provisions of Division 3, Chapter 3.5 of the Business and Professions Code.

LINE shall refer to horizontal location of the ground surface.

NATURAL GRADE is the vertical location of the ground surface prior to any excavation or fill.

PRIVATE SEWAGE DISPOSAL SYSTEM is a septic tank with effluent discharging into a subsurface disposal field, into one or more seepage pits or into a combination of subsurface disposal field and seepage pit or of such other facilities as may be permitted.

PROJECT CONSULTANTS shall mean professional consultants required by this code which may consist of the design engineer, field engineer, soils engineer, engineering geologist, and architect as applicable to this chapter.

PROFESSIONAL INSPECTION is the inspection required by this code to be performed by the civil engineer, soils engineer or engineering geologist. Such inspections include those performed by persons supervised by such engineers or geologists and shall

be sufficient to form an opinion relating to the conduct of the work.

SITE is any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

SLOPE is an inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

SOIL is naturally occurring superficial deposits overlying bedrock.

SOILS ENGINEER (GEOTECHNICAL ENGINEER) is an engineer experienced and knowledgeable in the practice of soils (geotechnical) engineering.

SOILS ENGINEERING (GEOTECHNICAL ENGINEERING) is the application of the principals of soil mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection or testing of construction thereof.

STORM DRAIN SYSTEM is a conveyance or system of conveyances, including roads with drainage systems, municipal streets, catch basins, curbs, gutters, pipes, ditches and man-made channels, designed or used for collecting, dissipating, or conveying storm water.

SURFACE DRAINAGE shall refer to flows over the ground surface.

SOIL TESTING AGENCY is an agency regularly engaged in the testing of soils and rock under the direction of a civil engineer experienced in soil testing.

TERRACE a relatively level step constructed in the face of a graded slope for drainage and maintenance purposes.

SECTION J103 PERMITS REQUIRED

J103.1 Permits required. Except as exempted in Section J103.2, no grading shall be performed without first having obtained a permit therefore from the Building Official. A grading permit does not include the construction of retaining walls or other structures. A separate permit shall be obtained for each site and may cover both excavations and fills. Any Engineered Grading as described in Section J104 shall be performed by a contractor licensed by the State of California to perform the work described herein. Regular grading less than 5,000 cubic yards may require a licensed contractor if the Building Official determines that special conditions or hazards exist.

J103.2 Exemptions. A grading permit shall not be required for the following:

1. When approved by the Building Official, grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties.

2. Excavation for the construction of a structure permitted under this code.

3. Cemetery graves.

4. Excavations for wells, or trenches for utilities.

5. Exploratory excavations performed under the direction of a Soils Engineer or Engineering Geologist. This shall not exempt grading of access roads or pads created for exploratory excavations. Exploratory excavations must be restored to existing conditions, unless approved by the Building Official.

6. An excavation that is not within a known landslide area and is less than 50 cubic yards (38.3 m3) and complies with one of the following conditions:

a) Is less than 2 feet (610 mm) in depth, or

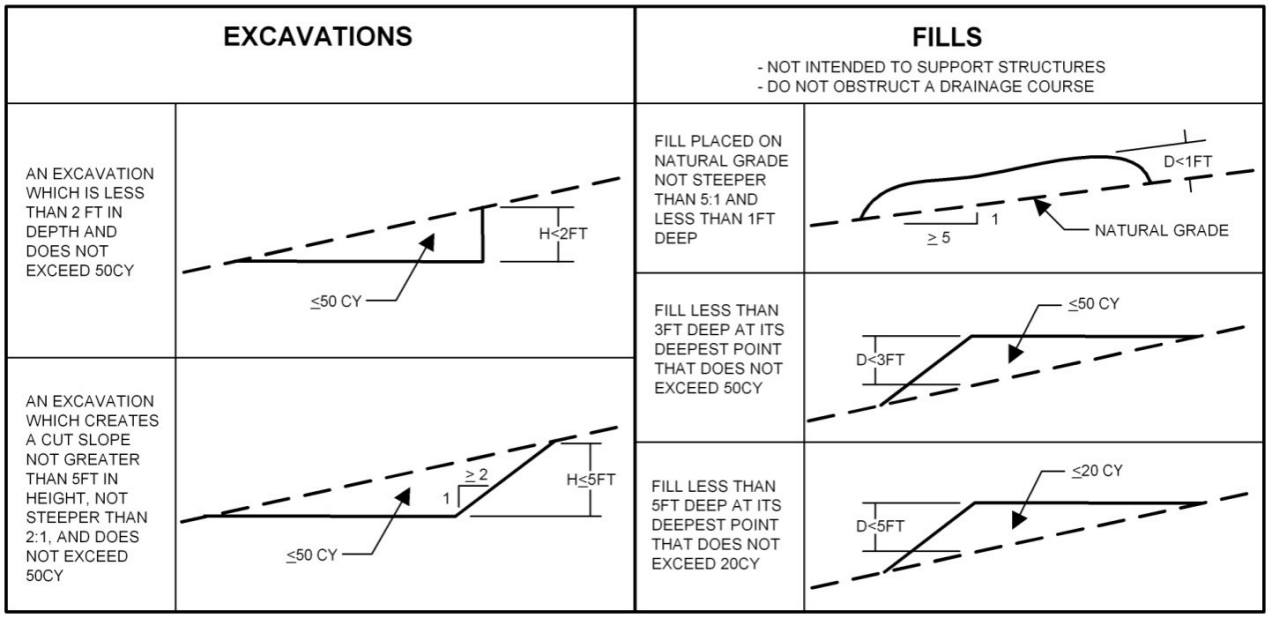
b) Does not create a cut slope greater than 5 feet (1524 mm) measured vertically upward from the cut surface to the surface of the natural grade and is not steeper than 2 units horizontal to 1 unit vertical (50% slope).

7. A fill not intended to support a structure and that is not within a known landslide area and which does not obstruct a drainage course and complies with one of the following conditions:

a) is less than 1 foot (305 mm) in depth and is placed on natural terrain with a slope flatter than 5 units horizontal to 1 unit vertical in (20% slope),

b) is less than 3 feet (914 mm) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, and does not exceed 50 cubic yards and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50% slope), or

c) is less than 5 feet (1524 mm) in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, and does not exceed 20 cubic yards and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50% slope).



8. Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

J103.3 Unpermitted Grading. A person shall not own, use, occupy or maintain any site containing unpermitted grading. For the purposes of this Code, unpermitted grading shall be defined as any grading that was performed, at any point in time, without the required permit(s) having first been obtained from the Building Official, pursuant to Section 103.1.

J103.4 Availability of Permit at Site. No person shall perform any grading for which a permit is required under this chapter unless a copy of the grading permit and approved grading plans is in the possession of a responsible person and available at the site.

J103.5 Grading Plan Review, Inspection and Permit Fees. Fees shall be assessed in accordance with the provisions set forth in the City of Santa Barbara's most currently adopted fee schedule.

J103.6 Grading Security. The Building Official may require a security in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions. If required, a permit shall not be issued for grading unless the owner posts with the Building Official a security in one of the following forms:

1. A bond furnished by a corporate surety authorized to do business in this state.

2. A cash bond.

3. Savings and loan certificates or shares deposited and assigned to the City of Santa Barbara.

4. An instrument of credit from a financial institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out the grading are on deposit and guaranteed for payment, or a letter of credit issued by such a financial institution.

5. Where unusual conditions or special hazards exist, the Building Official may require security for grading involving less than 1,000 cubic yards (764.6 m3). Security required by this Section may include incidental off-site grading on property contiguous with the site to be developed, provided written consent of the owner of such contiguous property is filed with the Building Official.

6. The Building Official may waive the requirements for a security for:

a) Grading being done by or for a governmental agency.

b) Grading necessary to remove a geotechnical hazard, where such work is covered by an agreement and security posted pursuant to the provisions of the City's "Subdivision Ordinance".

c) Minor grading on a site, not exceeding a slope of 3 horizontal to 1 vertical, provided such grading as determined by the Building Official will not affect drainage from or to adjacent properties.

d) Filling of holes or depressions, provided such grading will not affect the drainage from or to adjacent properties, or affect a rare, threatened or endangered species or its habitat, or other sensitive habitat.

J103.6.1 Amount of Security. The amount of security shall be based on the number of cubic yards of material in either excavation or fill, whichever is greater, plus the cost of all drainage or other protective devices or work necessary to eliminate geotechnical hazards. That portion of the security valuation based on the volume of material in either excavation or fill shall be computed as follows:

1. 100,000 cubic yards or less - 50 percent of the estimated cost of grading work.
2. Over 100,000 cubic yards - 50 percent of the cost of the first 100,000 cubic yards plus 25 percent of the estimated cost of that portion in excess of 100,000 cubic yards.
3. When the rough grading has been completed in conformance with the requirements of this code, the Building Official may at his or her discretion consent to a proportionate reduction of the security to an amount estimated to be adequate to ensure completion of the grading work, site development or planting remaining to be performed. The costs referred to in this section shall be as estimated by the Building Official.

J103.6.2 Conditions. All security shall include the conditions that the principal shall:

1. Comply with all of the provisions of this code, applicable laws, and ordinances;

2. Comply with all of the terms and conditions of the grading permit; and

3. Complete all of the work authorized by the permit.

J103.6.3 Term of Security. The term of each security shall begin upon the filing thereof with the Building Official and the security shall remain in effect until the work authorized by the grading permit is completed and approved by the Building Official.

J103.6.4 Default Procedures. In the event the owner or the owner's agent shall fail to complete the work or fail to comply with all terms and conditions of the grading permit, it shall be deemed a default has occurred. The Building Official shall give notice thereof to the principal and security or financial institution on the grading permit security, or to the owner in the case of a cash deposit or assignment, and may order the work required to complete the grading in conformance with the requirements of this code be performed. The surety or financial institution executing the security shall continue to be firmly bound under an obligation up to the full amount of the security, for the payment of all necessary costs and expenses that may be incurred by the Building Official in causing any and all such required work to be done. In the case of a cash deposit or assignment, the unused portion of such deposit or funds assigned shall be returned or reassigned to the person making said deposit or assignment.

J103.6.5 Right of Entry. The Building Official or the authorized representative of the surety company or financial institution shall have access to the premises described in the permit for the purpose of inspecting the work.

In the event of default in the performance of any term or condition of the permit, the surety or financial institution or the Building Official, or any person employed or engaged in the behalf of any of these parties, shall have the right to go upon the premises to perform the required work.

The owner or any other person who interferes with or obstructs the ingress to or egress from any such premises, of any authorized representative of the surety or financial institution or of the City of Santa Barbara engaged in the correction or completion of the work for which a grading permit has been issued, after a default has occurred in the performance of the terms or conditions thereof, is guilty of a misdemeanor.

SECTION J104 PERMIT APPLICATION AND SUBMITTALS

J104.1 Submittal requirements. In addition to the provisions of Sections J106 and J107, the applicant shall state the estimated quantities of excavation and fill.

J104.2 Site plan requirements. In addition to the provisions of Section J106, a grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of this code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of this code.

J104.2.1 Grading Designation. Grading in excess of 5,000 cubic yards or for the support of a structure shall be performed in accordance with the approved grading plan prepared by

a civil engineer, and shall be designated as “engineered grading.” Grading involving less than 5,000 cubic yards (3825 m3) shall be designated “regular grading” unless the permittee chooses to have the grading performed as engineered grading, or the Building Official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.

J104.2.2 Regular Grading Requirements. In addition to the provisions of Section J106 and Section J104.2, an application for a regular grading permit shall be accompanied by three sets of plans in sufficient clarity to indicate the nature and extent of the work. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications.

Plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Each sheet of each set of plans shall give location of the work, the name and address of the owner, and the person by whom they were prepared.

The plans shall include, but shall not be limited to, the following information:

1. A vicinity map showing the proposed site.

2. Property limits and accurate contours of existing ground and details of terrain and area drainage.

3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.

4. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 100 feet of the property in any direction.

5. Erosion/Sedimentation, all relevant storm water pollution prevention measures, and dust control provisions are required to be shown on the grading plan in accordance with the requirements of Sections J110, J111 & 112 of this appendix.

J104.2.3 Engineered Grading Requirements. In addition to the provisions of Sections J104.2 and J106, an application for an engineered grading permit shall be accompanied by specifications and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications when required by the Building Official.

Specifications shall contain information covering construction and material requirements.

Plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Each plan drawing shall give location of the work, the name and address of the owner, and the person by whom they were prepared.

In addition to the plans required for Regular Grading Permits, the plans for Engineered Grading Permits shall include, but shall not be limited to, the following information:

6. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work, together with a map showing the drainage area and the estimated runoff of the area served by any drains.

7. Recommendations included in the soils engineering report and the engineering geology report shall be incorporated in the grading plans or specifications. When approved by the Building Official, specific recommendations contained in the soils engineering report and the engineering geology report, which are applicable to grading, may be included by reference.

8. The dates of the soils engineering and engineering geology reports together with the names, addresses and phone numbers of the firms or individuals who prepared the reports.

9. A statement of the quantities of material to be excavated and/or filled and the amount of such material to be imported to, or exported from the site.

10. A statement of the estimated starting and completion dates for work covered by the permit.

11. A statement signed by the owner acknowledging that a field engineer, soils engineer and engineering geologist, when appropriate, will be employed to perform the services required by this code, whenever approval of the plans and issuance of the permit are to be based on the condition that such professional persons be so employed.

12. Erosion/Sedimentation, Storm water, and dust control provisions are required to be shown on the grading plan in accordance with the requirement of sections J110, J111 & J112 of this appendix.

13. A drainage plan for that portion of a lot or parcel to be utilized as a building site (building pad), including elevations of floors with respect to finish site grade and locations of proposed stoops, slabs and fences that may affect drainage.

14. Location and type of any proposed private sewage disposal system.

15. Location of existing utilities and drainage facilities and recorded easements. (public and private).

16. Location of all flood zones as designated and defined in Title 44, Code of Federal Regulations.

J104.3 Soils Engineering Report. The soils engineering report required by Section J104.2.2 shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, when necessary, and opinion on adequacy for the intended use of sites to be developed by the proposed grading as affected by soils engineering factors, including the stability of slopes. All reports shall conform with the requirements of this Code and shall be subject to review by the Building Official. Supplemental reports and data may be required as the Building Official may deem necessary. Recommendations included in the reports and approved by the Building Official shall be incorporated in the grading plan or specifications.

J104.4 Engineering Geology Report. The engineering geology report required by Section J104.2.2 shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors. The engineering geology report shall include a geologic map and cross sections utilizing the most recent grading plan as a base. All reports shall conform with the requirements of this Code and shall be subject to review by the Building Official. Supplemental reports and data may be required as the Building Official may deem necessary. Recommendations included in the reports and approved by the Building Official shall be incorporated in the grading plan or specifications.

Exception: A soils engineering or engineering geology report is not required where the Building Official determines that the nature of the work applied for is such that a report is not necessary.

J104.5 Liquefaction study. A geotechnical investigation may be required when the proposed work is a “Project” as defined in California Public Resources Code section 2693, and is located in an area designated as a “Seismic Hazard Zone” as defined in Title 14, Section 3722 of California Code of Regulations on Seismic Hazard Zone Maps issued by the State Geologist under Public Resources Code section 2696.

Exception: A liquefaction study is not required where the Building Official determines from established local data that the liquefaction potential is low.

SECTION J105 INSPECTION

J105.1 General. Grading inspections shall be governed by Section J105 of this Appendix J as indicated herein and by the Santa Barbara Municipal Code 22.85 (Erosion and Sedimentation Control Standards for Construction) and 22.87 (Storm Water Management). Grading operations for which a permit is required shall be subject to inspection by the Building Official, City Creeks Division and/or the City Engineer depending upon the hazards that the

grading presents. Private professional inspection of grading operations shall be provided by a licensed Civil Engineer, Soils Engineer and/or the Engineering Geologist retained to provide such services in accordance with this Section for engineered grading and as required by the Building Official.

All field inspections of grading that are recommended by the Project Engineer or required by the Building Official shall be specifically called out on the cover sheet of the plans where the other special inspections are noted.

J105.2 Special and Supplemental inspections. The special inspection requirements of Section 170<u>5.6</u>4 shall apply to work performed under a grading permit where required by the Building Official. In addition to the called inspections specified in Section J105, the Building Official may make such other inspections as may be deemed necessary to determine that the work is being performed in conformance with the requirements of this code. Investigations and reports by an approved soil testing agency, Soils Engineer and/or Engineering Geologist, and Field Engineer may be required. Inspection reports shall be provided when requested by the Building Official.

Inspection of drainage devices by the Field Engineer in accordance with this section may be required when the Building Official determines the drainage devices are necessary for the protection of the structures in accordance with this code.

J105.3 Field Engineer Inspections. When required, the field engineer shall provide professional inspection within such engineer's area of technical specialty, oversee and coordinate all field surveys, set grade stakes, and provide site inspections during grading operations to ensure the site is graded in accordance with the approved grading plan and the appropriate requirements of this code. During site grading, and at the completion of both rough grading and final grading, the field engineer shall submit statements and reports required by Sections J105.11 and J105.12. If revised grading plans are required during the course of the work, they shall be prepared by a Civil Engineer and submitted to the Building Official for review and approval by the Building Official.

J105.4 Soils Engineer Inspections. When required, the Soils Engineer shall provide professional inspection within such engineer's area of technical specialty, which shall include observation during grading and testing for required compaction. The Soils Engineer shall provide sufficient observation during the preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the approved plan and the appropriate requirements of this chapter. Revised recommendations relating to conditions differing from the approved soils engineering and engineering geology reports shall be submitted to the permittee, the Building Official and the Field Engineer.

J105.5 Engineering Geologist Inspection. When required, the Engineering Geologist shall provide professional inspection within such engineer's area of technical

specialty, which shall include professional inspection of the bedrock excavation to determine if conditions encountered are in conformance with the approved report. Revised recommendations relating to conditions differing from the approved engineering geology report shall be submitted to the soils engineer.

J105.6 Permittee. The permittee shall be responsible for the work to be performed in accordance with the approved plans and specifications and in conformance with the provisions of this code. The permittee shall engage project consultants, if required, to provide professional inspections on a timely basis. The permittee shall act as a coordinator between the project consultants, the contractor and the Building Official. In the event of changed conditions, the permittee shall be responsible for informing the Building Official of such change and shall provide revised plans for approval.

J105.7 Building Official Inspections. The Building Official shall be called to inspect the project site at the stages of work shown below. Failure to obtain City inspection approval before covering the work may result in any or all of the following: Issuance of an administrative citations without first having to issue a notice of violation, re-inspection fees, and/or excavation/uncovering of the uninspected work.

1. **Pregrade**. Before any construction or grading activities occur at the site; the permittee shall schedule a pre-grade inspection with the Building Official. The permittee is responsible for coordinating that all project consultants are present at the pre-grade inspection. All pre-grading storm water pollution prevention and erosion/sedimentation measures must be in place and ready for inspection.

2. **Initial**. When the site has been cleared of vegetation and unapproved fill and it has been scarified, benched or otherwise prepared for fill. No fill shall have been placed prior to this inspection. All storm water pollution prevention and erosion/sedimentation measures shall be updated and installed.

3. **Rough**. When approximate final elevations have been established; drainage terraces, swales and other drainage devices necessary for the protection of the building sites from flooding are installed; berms installed at the top of the slopes; and the statements required by Section J105.12 have been received.

4. **Interim**. The permit applicant shall request inspections from the City prior to covering elements of the permanent (post-construction) storm water pollution prevention system(s).

5. **Final.** When grading has been completed; all drainage devices necessary to drain the building pad and project site are installed; slope planting established, irrigation systems installed; and the as-graded plans and required statements and reports have been submitted and stamped approved by the Building Official.

J105.8 Notification of Noncompliance. If, in the course of fulfilling their respective duties under this chapter, the Field Engineer, the Soils Engineer or the Engineering Geologist

finds that the work is not being done in conformance with this chapter or the approved grading plans, the discrepancies and corrective measures which should be taken shall be reported immediately in writing to the permittee and to the Building Official.

J105.9 Transfer of Responsibility. If the Field Engineer, the Soils Engineer, or the Engineering Geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify the Building Official in writing of such change prior to the recommencement of such grading.

J105.10 Non-inspected grading. No person shall own, use, occupy or maintain any non-inspected grading. For the purposes of this code, non-inspected grading shall be defined as any grading for which a grading permit was first obtained, pursuant to Section J103, supra, but which has progressed beyond any point requiring inspection and approval by the Building Official without such inspection and approval having been obtained.

J105.11 Routine Field Inspections and Reports. Unless waived by the Building Official, routine inspection reports shall be provided by the Field Engineer for all engineered grading projects. The Field Engineer shall file these reports, with the Building Official as follows:

1. Bi-weekly during all times when grading of 400 cubic yards or more per week is active on the site;

2. Monthly, at all other times; and

3. At any time when requested in writing by the Building Official.

Such reports shall certify to the Building Official that the Field Engineer has inspected the grading site and related activities and has found them in compliance with the approved grading plans, the building code, grading permit conditions, storm water pollution prevention measures, and other applicable ordinances and requirements.

J105.12 Completion of work. Upon completion of the rough grading work and at the final completion of the work, the following reports and drawings and supplements thereto are required to be delivered to the Building Official before final inspection approval:

1. An as–built grading plan prepared by the Field Engineer retained to provide such services in accordance with Section J105.3 showing all plan revisions as approved by the Building Official. This shall include original ground surface elevations, as–graded ground surface elevations, lot drainage patterns, and the locations and elevations of surface drainage facilities, all installed components of post-construction storm water pollution prevention systems, and the outlets of subsurface drains. Post-construction storm water pollution prevention system components can also be certified by the project Qualified Storm Water Developer (QSD) and forwarded to the City by the Field Engineer. As–constructed locations, elevations and details of subsurface drains shall be shown as

reported by the soils engineer.

2. The Field Engineer shall state in a report to the Building Official, that to the best of their knowledge, the grading work was done in accordance with the final, City approved, grading plan.

3. A report shall be prepared by the Soils Engineer, retained to provide such services in accordance with Section J105.4. That report shall include:

a. Locations and elevations of field density tests
b. Summaries of field and laboratory tests
c. Other substantiating data
d. Comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report
e. A statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering report and applicable provisions of this chapter. The report shall contain a finding regarding the safety of the completed grading and any proposed structures subject to a known landslide, settlement, or slippage hazard.

4. A report shall be prepared by the Engineering Geologist, retained to provide such services in accordance with Section J105.5. That report shall include:

a. A final description of the geology of the site
b. Any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan and their anticipated effect on any post-construction storm water pollution prevention system(s).
c. A statement that, to the best of their knowledge, the grading work is in accordance with the approved engineering geologist report, applicable provisions of this chapter, and any City approved as–built plans and specifications.

J105.13 Notification of completion. The permittee shall notify the Building Official when the grading operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage facilities and their protective devices, and all erosion–control measures have been completed in accordance with the final approved grading plan, and the required reports have been submitted and approved.

SECTION J106 EXCAVATIONS

J106.1 General. Unless otherwise recommended in the approved soils engineering or engineering geology report, cuts shall conform to the provisions of this section.

In the absence of an approved soils engineering or engineering geology report, these provisions may be waived, as approved by the Building Official, for minor cuts not

intended to support structures nor subject to a surcharge.

J106.2 Maximum slope. The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no steeper than 2 units horizontal in 1 unit vertical (50% slope) unless the permittee furnishes a soils engineering or an engineering geology report, or both, stating that the site has been investigated and giving an opinion that a cut at a steeper slope will be stable and not create a hazard to public or private property in conformance with the requirements of Section J111. The Building Official may require the excavation to be made with a cut face flatter in slope than 2 units horizontal to 1 unit vertical if the Building Official finds it necessary for stability and safety.

J106.3 Slope Surface Protection. All slopes must be stabilized against surface erosion. Stabilization may be accomplished through the application of erosion control blankets, soil stabilizers or other means as approved by the Building Official.

J106.4 Drainage. Drainage, including drainage terraces and overflow protection, shall be provided as required by Section J109.

SECTION J107 FILLS

J107.1 General. Unless otherwise recommended in the approved soils engineering report, fills shall conform to the provisions of this section. In the absence of an approved soils engineering report and if approved by the Building Official, these provisions may be waived for minor fills not intended to support structures.

J107.2 Preparation of Ground. Fill slopes shall not be constructed on natural slopes steeper than 2 units horizontal in 1 unit vertical (50% slope). The ground surface shall be prepared to receive fill by removing vegetation, non-complying fill, topsoil and other unsuitable materials scarifying to provide a bond with the new fill and, where slopes are steeper than 5 units horizontal in 1 unit vertical (20% slope) and the height is greater than 5 feet, benching into sound bedrock or other competent material shall be provided as a minimum in accordance with Figure J107.2 or as determined by the soils engineer. The bench under the toe of a fill on a slope steeper than 5 units horizontal in 1 unit vertical (20% slope) shall be at least 10 feet wide. The area beyond the toe of fill shall be sloped for sheet overflow or a paved drain shall be provided. When fill is to be placed over a cut, the bench under the toe of fill shall be at least 10 feet wide but the cut shall be made before placing the fill and acceptance by the Soils Engineer or Engineering Geologist or both as a suitable foundation for fill.

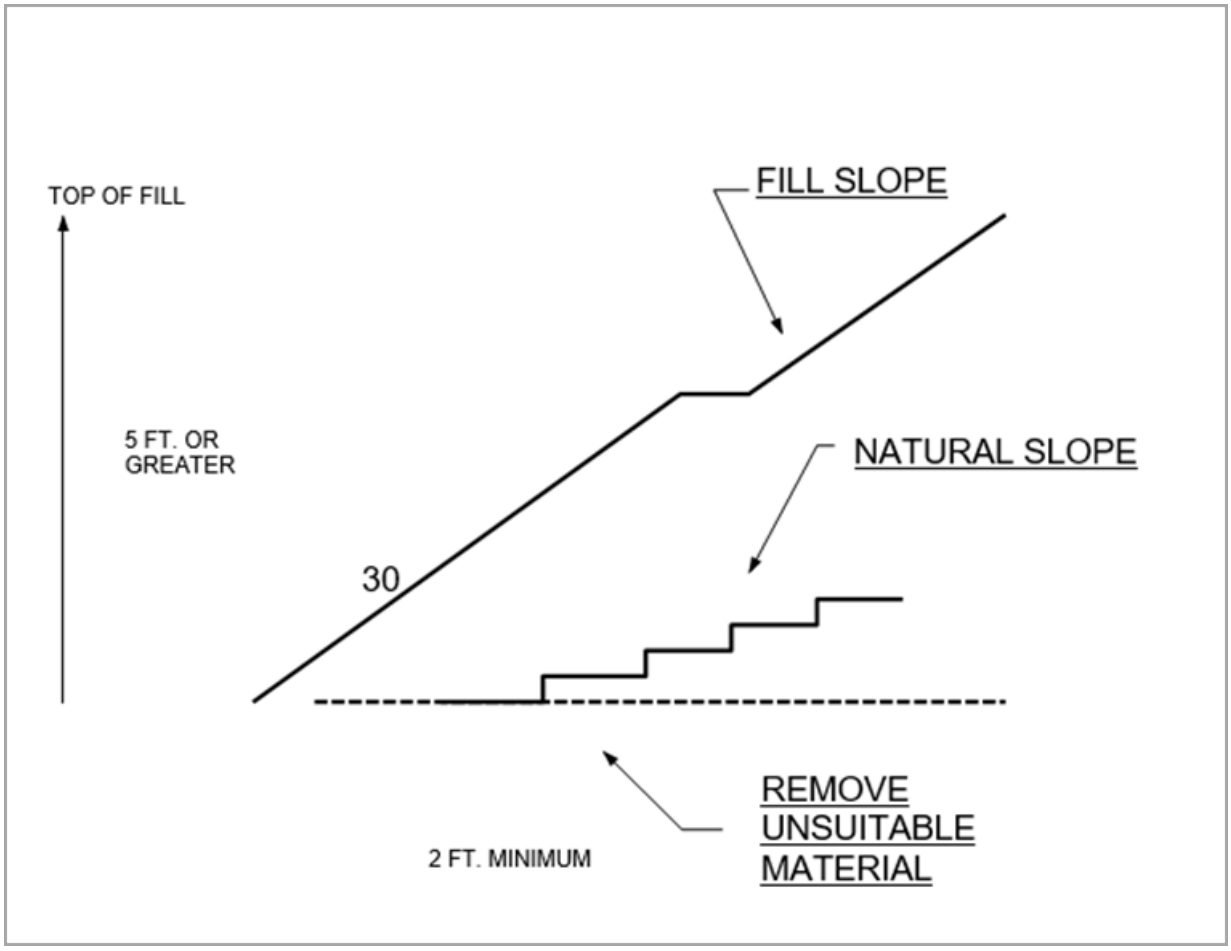


FIGURE J107.2 BENCHING DETAILS

J107.3 Subdrains. Except where recommended by the Soils Engineer or Engineering Geologist as not being necessary, subdrains shall be provided under all fills placed in natural drainage courses and in other locations where seepage is evident. Such sub- drainage systems shall be of a material and design approved by the Soils Engineer and acceptable to the Building Official, City Engineer and/or City Creeks Division Manager according to the relevant hazards present. The permittee shall provide continuous inspection during the process of subdrain installation to conform with approved plans and Engineering Geologist's and Soils Engineer's recommendation. Such inspection shall be done by the soil testing agency. The location of the subdrains shall be shown on a plan by the Soils Engineer. Excavations for the subdrains shall be inspected by the Engineering Geologist when such subdrains are included in the recommendations of the Engineering Geologist

J107.4 Fill Material. Detrimental amounts of organic material shall not be permitted in fills. Unless approved by the Building Official, no rock or similar irreducible material with a maximum dimension greater than 12 inches shall be buried or placed in fills.

EXCEPTION: The Building Official may permit placement of larger rock when the soils engineer properly devises a method of placement, and continuously inspects its placement

and approves the fill stability. The following conditions shall also apply:

1. Prior to issuance of the grading permit, potential rock disposal areas shall be delineated on the grading plan.

2. Rock sizes greater than 12 inches in maximum dimension shall be 10 feet or more below grade, measured vertically.

3. Rocks shall be placed so as to assure filling of all voids with well–graded soil.

4. The reports submitted by the soils engineer shall acknowledge the placement of the oversized material and whether the work was performed in accordance with the engineer's recommendations and the approved plans.

5. The location of oversized rock dispersal areas shall be shown on the as- built plan.

J107.5 Compaction. All fills shall be compacted to a minimum of 90 percent of maximum density. Fills shall be compacted throughout their full extent to a minimum relative compaction of 90 percent of maximum dry density within 40 feet below finished grade and 93 percent of maximum dry density deeper than 40 feet below finished grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the soils engineer. The relative compaction shall be determined by A.S.T.M. soil compaction test D1557 where applicable. Where not applicable, a test acceptable to the Building Official shall be used, unless the owner furnishes a soils engineering report conforming with the requirements of Section J104.3, stating that the site has been investigated and giving an opinion that a fill at a steeper slope will be stable and not create a hazard to public or private property. Substantiating calculations and supporting data may be required where the Building Official determines that such information is necessary to verify the stability and safety of the proposed slope. The Building Official may require the fill slope be constructed with a face flatter in slope than two horizontal to one vertical if the Building Official finds it necessary for stability and safety.

Field density shall be determined by the Sand Cone Method unless another method is specifically required by the Civil Engineer of record or the City official responsible for public safety.

Fill slopes steeper than 2 units horizontal to 1 unit vertical shall be constructed by the placement of soil a sufficient distance beyond the proposed finish slope to allow compaction equipment to operate at the outer surface limits of the final slope surface. The excess fill shall be removed prior to completion or rough grading. Other construction procedures may be utilized when it is first shown to the satisfaction of the Building Official that the angle of slope, construction method and other factors will accomplish the intent of this Section.

J107.4 Maximum Slope. The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes shall be no steeper than 2 units horizontal in 1 unit vertical (50% slope).

J107.5 Slopes to Receive Fill. Where fill is to be placed above the top of an existing slope steeper than 3 units horizontal to 1 unit vertical, the toe of the fill shall be set back from the top

edge of the slope a minimum distance of 6 feet measured horizontally or such other distance as may be specifically recommended by a Soil Engineer or Engineering Geologist and approved by the Building Official.

J107.6 Inspection of Fill. For engineered grading, the Soils Engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the conditions of plan approval and the appropriate requirements of this chapter. In addition to the above, the Soils Engineer shall be present during the entire fill placement and compaction of fills that will exceed a vertical height or depth of 30 feet (9144 mm) or result in a slope surface steeper than 2 units horizontal to 1 unit vertical.

J107.6 Testing of Fills. Sufficient tests of the fill soils shall be made to determine the density thereof and to verify compliance of the soil properties with the design requirements, including soil types and shear strengths in accordance with the standards established by the Civil Engineer of record and approved by the Building Official.

SECTION J108 SETBACKS

J108.1 General. Cut and fill slopes shall be set back from the property lines in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the property line and shall be as shown in Figure J108.1, unless substantiating data is submitted justifying reduced setbacks.

J108.2 Top of slope. The setback at the top of a cut slope shall not be less than that shown in Figure J108.1, or than is required to accommodate any required interceptor drains, whichever is greater.

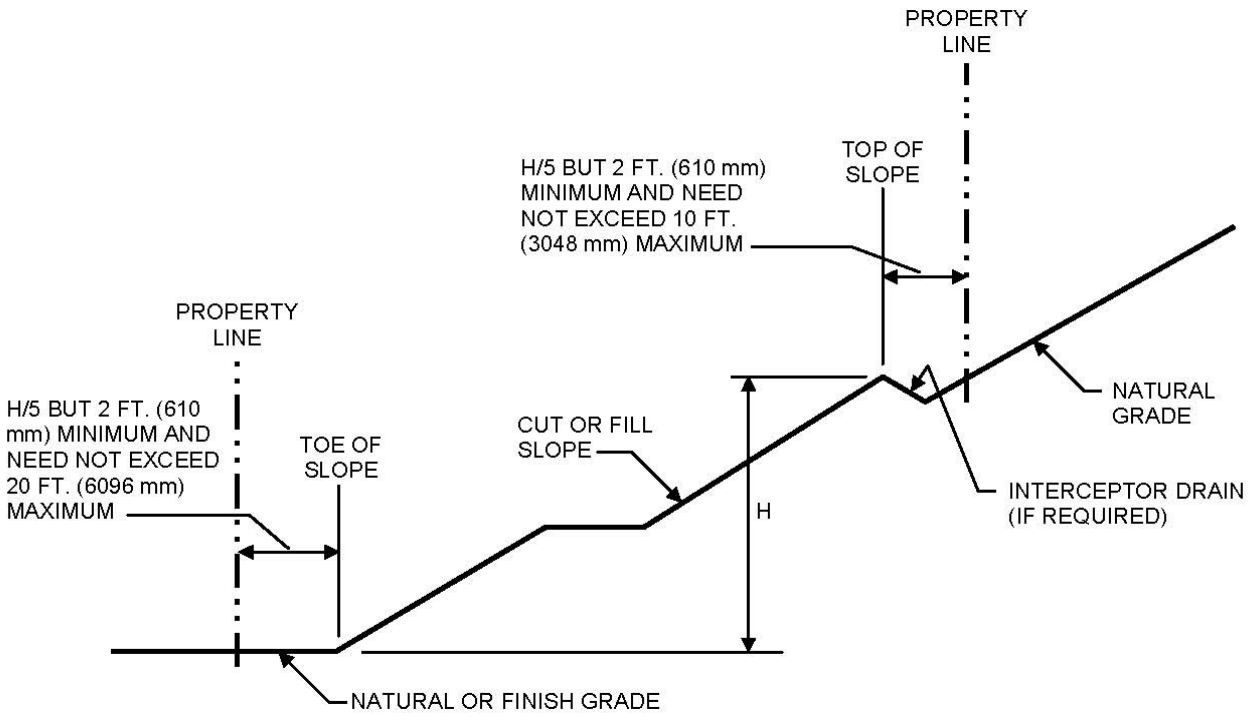


FIGURE J108.1
DRAINAGE DIMENSIONS

J108.3 Toe of Fill Slope. The toe of fill slope shall be made not nearer to the site boundary line than one half the height of the slope with a minimum of 2 feet (610 mm) and a maximum of 20 feet (6096 mm). Where required to protect adjacent properties at the toe of a slope from adverse effects of the grading, additional protection, approved by the Building Official, shall be included. Such protection may include but shall not be limited to:

1. Setbacks greater than those required by Figure J108.1.

2. Provisions for retaining walls or similar construction.

3. Erosion protection of the fill slopes.

4. Provision for the control of surface waters.

J108.4 Alternate Setbacks. The Building Official may approve alternate setbacks. The Building Official may require an investigation and recommendation by a qualified Civil Engineer or Geologist to demonstrate that the intent of this section has been satisfied.

SECTION J109 DRAINAGE AND TERRACING

J109.1 General. Unless otherwise recommended by a registered design professional, and approved by the Building Official, drainage facilities and terracing shall be provided in accordance with the requirements of this Section and Santa Barbara Municipal Code 22.87 (Storm Water Management).

Exception: Drainage facilities and terracing only need not be provided where the ground slope is not steeper than 3 horizontal to 1 vertical (33 percent). Compliance with Santa Barbara Municipal Code 22.87 remains applicable.

J109.2 Drainage Terraces. Drainage terraces and their drainage systems shall be designed by a licensed Civil Engineer and approved by the Building Official. Suitable access shall be provided to permit proper cleaning and maintenance. Downdrains and drainage outlets shall be of approved materials and of adequate capacity to convey the intercepted waters to the point of disposal as defined in Section J109.5.

J109.3 Interceptor drains and overflow protection. Berms, interceptor drains or other devices shall be provided at the top of cut or fill slopes to prevent surface waters from overflowing onto and damaging the face of a slope. Discharge from the drain shall not create a nuisance condition.

J109.4 Drainage across property lines. Surface drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices.

J109.5 Disposal. All drainage facilities shall be designed in accordance with J109.5 and Chapters 22.85 and 22.87 of this Code. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices. De-silting basins, filter barriers or other methods, as approved by the Building Official and/or the Public Works Director, shall be utilized to remove sediments from surface waters before such waters are allowed to enter streets, storm drains or natural watercourses. If the drainage device discharges onto natural ground, riprap or a similar energy dissipater may be required.

Building pads shall have a drainage gradient of 2 percent toward approved drainage facilities, a public street or drainage structure approved to receive storm waters unless waived by the Building Official. A lesser slope may be approved by the Building Official for sites graded in relatively flat terrain, or where special drainage provisions are made, when the building official finds such modification will not result in unfavorable drainage conditions.

SECTION J110 SLOPE PLANTING AND EROSION CONTROL

J110.1 General. Under no circumstances will the observable erosion of one parcel be allowed to enter the boundaries of another parcel or public way. The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control shall consist of effective planting, erosion control blankets, soil stabilizers or other means as approved by the Building Official.

Exception: Erosion control measures need not be provided on cut slopes not subject to erosion due to the erosion-resistant character of the materials as determined by the project Geologist and approved by the Building Official.

SECTION J111 NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) COMPLIANCE

J111.1 General. All grading plans and permits shall comply with the provisions of this section for NPDES compliance including the owner of any property on which grading has been performed and which requires a grading permit under Section J103.

J111.2 Erosion/Sedimentation Control Plan (ESCP). No grading permit shall be issued unless the plans for such work include an Erosion/Sedimentation Control Plan, that conforms to the Erosion/Sedimentation Control Policy of the City of Santa Barbara's Building & Safety Division, with details of best management practices, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to control construction-related pollutants which originate from the site as a result of construction related activities. Sites which have been graded and which requires a grading permit under Section J103 are subject to penalties and fines per Section J111.4

All best management practices shall be installed before grading begins. As grading progresses, all best management practices shall be updated as necessary to prevent erosion and control constructed related pollutants from discharging from the site. All best management practices shall be maintained in good working order to the satisfaction of the Building Official unless final grading approval has been granted by the Building Official and all permanent drainage and erosion control systems, if required, are in place.

J111.4 Erosion/Sedimentation Control Plan, Effect of Noncompliance. Should the owner fail to install the best management practices required by Section J111.2, it shall be deemed that a default has occurred under the conditions of the grading permit security. There upon, the Building Official may enter the property for the purpose of installing, by City forces or by other means, the drainage, erosion control and other devices shown on the approved plans, or if there are no approved plans, as the Building Official may deem necessary to protect adjoining property from the effects of erosion, flooding, or the deposition of mud, debris or constructed related pollutants, or the Building Official may cause the owner to be prosecuted as a violator of this Code or may take both actions. The Building Official shall have the authority to issue administrative penalties pursuant to as Santa Barbara Municipal Code 1.25 upon determining that the site is non-compliant. Payment of penalty shall not relieve any persons from fully complying with the requirements of this Code in the execution

of the work.

If the best management practices for storm water pollution prevention are not installed as prescribed in Section J111.2 and approved by the Building Official, the following penalties shall be imposed:

Grading Permit Volume Penalty:

1--10,000 cubic yards (1--7645.5 m3) = $500.00 per day per violation

10,001--100,000 cubic yards (7646.3--76455 m3) = $750.00 per day per violation

More than 100,000 cubic yards (76455 m3) = $1,000.00 per day per violation

NOTE: See Section J108 for inspection request requirements.

SECTION J112 DUST CONTROL

Santa Barbara County Air Pollution Control District's dust control measures identified as “Construction Impact Mitigation: PM10 Mitigation Measures” in SBCAPCD's “Scope and Content of Air Quality Sections in Environmental Documents” shall be adhered to during all ground disturbing activities.

SECTION J113 REFERENCED STANDARDS

These regulations establish minimum standards and are not intended to prevent the use of alternate materials, methods or means of conforming to such standards, provided such alternate has been approved.

The Building Official shall approve such an alternate provided he or she finds that the alternate is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, durability and safety.

The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims regarding the alternate.

The standards listed below are recognized standards. Compliance with these standards is mandatory unless specifically exempted by the Building Official.

1. Testing.

a) ASTM D 1557, Laboratory Characteristics Compaction of Soil Using Modified Effort

b) ASTM D 1556, Density and Unit Weight of Soils In Place by the Sand Cone Method

c) ASTM D 2167, Density and Unit Weight of Soils In Place by the Rubber--Balloon Method

d) ASTM D 2937, Density of Soils in Place by the Drive--Cylinder Method

e) ASTM D 2922, Density of Soil and Soil Aggregate In Place by Nuclear Methods

f) ASTM D 3017, Water Content of Soil and Rock in Place by Nuclear Methods

SECTION 3. Section 22.04.025 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code is adopted to read as follows:

22.4.25 Amendments to California Residential Code

The 20252 California Residential Code, as adopted by reference pursuant to this Chapter, is amended as set forth in this Section 22.04.025.

A. Section 105.1.1 is ~~are~~ added to read as follows:

R105.1.1 Demolition Permits. Building permits shall be required to demolish any building, portion of a building, or structure within the City of Santa Barbara and shall be subject to the following conditions:

1. The applicant shall ensure all utility connections have been removed by the appropriate utility providers, except such utility services that are approved for use in connection with the work of the demolition. The applicant shall provide verification from the utility providers that utility service has been disconnected.
2. The applicant shall obtain clearance from the Santa Barbara Air Pollution Control District for all commercial demolition, renovations and alterations.
3. All resulting building debris, trash, junk, vegetation, dead organic matter, rodent harborage, or combustible material that constitutes a threat to life, health, or property, or is detrimental to the public welfare or which may reduce adjacent property value shall be removed from the site within thirty (30) days after the demolition of the structure.
4. All demolition debris must be managed and handled in accordance with the City's Environmental Services Division regulations and guidelines.

B. Section R105.2 is amended to read as follows:

Section R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. (Note - For work, other than work involving, or accessory to, detached one- and two-family dwellings or townhouses, see Section 105.2 of the 20255 California Building Code as amended):

Building:

1. Other than storm shelters, one-story detached residential accessory structures used as tool and storage sheds, playhouses, portable and fixed playground equipment, bicycle or skateboard ramps and similar uses, provided the floor area does not exceed 120 square feet and the height does not exceed 10 feet at the highest point; and further provided the structure does not encroach into required setbacks or required open yards, does not obstruct required parking, and is not served by any utilities. The combined square footage of exempt accessory structures may not exceed 200 square feet on any single parcel.

2. Residential fences and walls not exceeding five (5) feet in height, as measured in a vertical line from the lowest point of contact with the ground directly adjacent to both sides of the fence to the highest point of the fence along said vertical line, provided that such fences and walls are constructed in compliance with the City's Fence and Hedge Ordinance (SBMC §30.140.110).

3. Residential retaining walls, and non-retaining walls, including masonry and concrete walls, not exceeding 4 feet in height as measured from the bottom of the footing to the top of the wall, are exempt form a permit unless the wall (a) supports a surcharge, or (b) impounds flammable liquids, or (c) is installed on a slope of twenty percent (20%) or greater.

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

5. New, replaced or altered uncovered residential platforms, decks, porches, walks, patios, flatwork (other than parking areas and driveways) ~~that~~ exceeding~~are not more than~~ 10 inches in height above adjacent grade that are, ~~and~~ not located over any basement or story below, and not part of the means of egress from a normally occupied interior space.

6. Interior painting, papering, tiling, carpeting, counter tops and similar finish work.

7. Prefabricated swimming pools that are less than 24" deep.

8. Ground mounted radio, television and other masts or antenna or dish shaped communication reception or transmitting structures less than 3 feet in diameter, which do not extend more than 15 feet above grade and are not served by electrical circuits regulated under the National Electrical Code NEC). Light- weight roof-mounted radio, television, and other masts or antenna or dish shaped communication reception or transmitting structures less than 2 feet in diameter, which do not extend more than 15 feet above the roof, are not served by electrical circuits regulated under the NEC, and which are not subject to design review by the Architectural Board of Review, Historic Landmarks Commission, or Single Family Design Board.

Electrical:

1. ~~1.~~Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefore.
3. Replacement of branch circuit over current devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating, cooking or clothes drying appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.

4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.

5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

6. Portable evaporative cooler.

7. Self-contained refrigeration system containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

C. Section R105.5 "Expiration" is amended to read as follows:

R105.5 Expiration. Unless extended by the Building Official, every permit issued shall become invalid without notice provided when the following occurs:

1. The work on the site, authorized by such permit, is not commenced within 180 days of the permit issuance date, or

2. During any period of more than 180 days after permit issuance, the work on site does not receive a City Inspection approval for any one of the inspections found in Section 109.~~10.3~~

Prior to the permit expiration above, when requested in writing, the Building Official may grant administrative permit extensions for circumstances out of the permit holder's control that caused the construction to stop. However, no permit will be active for more than 6 years.

D. Section R112 "Board of Appeals" is deleted and replaced with the following:

R112.1 General. Appeals of orders, decisions, or determinations made by the Building Official shall be addressed in accordance with the provisions of Section 113 of the 2025 ~~2~~ California Building Code as amended by the City of Santa Barbara in Section
22.04.020 of this Code.

E. Section R115 "Post-Damage Assessment" is added to read as follows:

~~F.~~**R115 Post-Damage Assessment.** After a disaster, residential buildings subject to this Code shall be assessed for damage and placarded in accordance with Chapter 22.09 of this Code.

~~B. Section R304.4 "Efficiency Dwelling Units" is added to read as follows:~~

~~R304.4 Efficiency Dwelling Units. Unless modified by local ordinance pursuant to Health and Safety Code Section 17958.1, efficiency dwelling units shall comply with the following:~~

~~1. The unit shall have a living room of not less than 220 square feet (20.4 m_2) of floor area. An additional 100 square feet (9.3 m_2) of floor area shall be provided for each occupant of such unit in excess of two.~~

~~Exception:~~

F

~~Notwithstanding the provisions of subsection 1 above, for projects constructed or operated by a nonprofit or governmental agency offering housing at an Affordable Housing Cost to Lower Income Households (as those terms are defined in sections 50052.5 and 50079.5 of the California Health and Safety Code), the City may permit efficiency dwelling units for occupancy by no more than two persons who qualify as either very low or low income households where the units have a minimum useable floor area, (excluding floor area in the kitchen, bathroom and closet), of not less than 150 square feet. In all other respects, such efficiency dwelling units shall conform to the minimum standards specified in this code.~~

~~2 The unit shall be provided with a separate closet.~~

~~3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.~~

~~4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.~~

. Section R309~~13~~.1 "Townhouse automatic fire sprinkler systems" is amended to read as follows:

R309~~13~~.1 Townhouse ~~and one- and two-family dwelling~~ automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in new townhouses and one- and two- family dwellings.

R309~~13~~.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses and one- and two- family dwellings shall be designed and installed in accordance with Section R309~~13~~.3 or NFPA 13D.

G. Section R309~~13~~.2 "**One- and two- family dwellings automatic fire sprinkler systems**" is amended to read as follows:

~~I.~~ R309.2 One- and two-family dwellings automatic sprinkler systems. An automatic sprinkler shall be installed in all one- and two-family dwellings.

R309.2.1 Design and Installation. Automatic sprinkler systems shall be installed in accordance with Section R309 or NFPA13D.

R30913.2.2 City of Santa Barbara Local Requirements. Approved sprinkler systems shall be provided throughout a building in connection with the projects or changes of occupancy listed in this Section R309.1 through 309.2.513.2.12 or as specified elsewhere in this Section R30913, whichever is more protective.

R309.2.313.2.1 Additions to or Remodels of Townhouse or One- and Two-family residences Single Family Residences, Duplexes and Townhouses. Sprinklers are required for the addition of floor area to, or the modification or alteration of the interior of, an existing building that contains a Group R, Division 3 occupancy and townhouses, where the floor area of the portion of the building that is added, modified, or altered exceeds 75% of the existing floor area of the building. For purposes of this section, all modifications or alterations to an existing building that occur after September 11, 2009 shall be counted in the aggregate toward the 75% threshold measured against the floor area of the building.

(a) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 75% or more of the existing exterior walls of the building or structure; or
(b) Aggregate alterations or modifications change or rearrange the existing planned configuration of walls or full height partitions and involves 75% or more of the existing enclosed floor area of the building or structure; or
(c) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 75% or more ceiling and walls covering exposing framingstructural members of the building.

R30913.2.42 Computation of Square Footage. For the purposes of this Section R30913, the floor area of buildings shall be computed in accordance with the definition of "Floor area, Gross" provided in Section 202 of the 20252 California Building Code.

R30913.2.53 existing use. Except as provided in this Section R30913, any building in existence at the time of the effective date of the ordinance adopting this section may continue with such use if such use was legal at the time.

H. Section R337 has been removed in its entirety and replaced with THE 2025 EDITION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE as amended by Municipal Code Section 22.4.80.

I.
J. Section R337.1.1 "Scope" is amended to read as follows:
K. **R337.1.1 Scope.** This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, remodels or additions to

existing buildings located within a Wildland-Urban Interface Fire Area as defined in Section R337.2 and R337.1.3.1 Item #3.

L. Section R337.1.3 “Application” is amended to read as follows:

M.

N. **R337.1.3. Application.** New buildings, remodeled buildings or additions to existing buildings in any Fire Hazard Severity Zone or Wildland-Urban Interface Area designated by the enforcing agency constructed after the application date shall comply with this chapter.

O.

P. Exception: Accessory and/or Group U occupancy buildings may be exempted from all or portions of this chapter upon approval of the Fire code official and/or Chief Building Official.

Q.

R. Section R337.5 “Roofing” is amended to read as follows:

S. R337.5 Roofing

T.

U. **R337.5.1 General.** Roofs shall comply with the most restrictive requirements of Sections R337 and R902. Roofs shall have a roofing assembly installed in accordance with its listing and manufacturers installation instructions.

V. **R337.5.2 Roof Coverings.** Roof coverings on new buildings shall be class A noncombustible in accordance with adopted CRC Standards or otherwise as may be approved by the Chief Building Official. Roof coverings shall be class A or noncombustible fire retardant materials on existing buildings and additions or repairs to existing buildings. Treated or untreated wood shakes or shingles shall not be permitted, except on existing structures which are constructed with shake or shingle roofs where less than 20% of the existing roof is being replaced within a two (2) year period, provided such replacement roofing is fire retardant treated wood shakes or shingles. Green” or “Vegetated” roofs shall not be used in the Wildland-Urban Interface Fire Area.

W.

X. **R337.5.3 Roof Valleys.** Where valley flashing is installed, the flashing shall be not less than 0.019-inch (0.48 mm) No. 26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72 pound (32.4 kg) mineral-surfaced non-perforated cap sheet complying with ASTM D 3909, at least 36-inch wide (914 mm) running the full length of the valley.

Y.

Z. **R337.5.4 Roof Gutters**. Roof gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials.

AA.

BB. **R337.5.5 Drip Edge Flashing**. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.

CC.

DD. Section R337.6.2 “Requirements” is amended to read as follows:

EE.

FF. **R337.6.2 Requirements.** Ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with metal wire mesh, vents, other materials, or other devices that meet the following requirements:

GG.

~~HH. The dimensions of the openings therein shall be a minimum of 1/16th inch (1.6 mm) and shall not exceed 1/8th inch (3.2mm).~~

~~II. The materials used shall be noncombustible.~~

~~JJ.~~

~~KK. **Exception to item #2**: Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials.~~

~~LL.~~

~~MM. The materials used shall be corrosion resistant.~~

~~NN. Individual ventilation openings shall not exceed 144 square inches.~~

~~OO. Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.~~

~~PP. Ventilation openings protected with vent openings that resist the intrusion of flame and embers, and which are listed by the State Fire code official, are exempt from complying with this sub-section.~~

~~QQ.~~

~~RR. Section R337.8.2 "Exterior glazing" is amended to read as follows:~~

~~SS.~~

~~TT. **R337.8.2 Exterior glazing.** The following exterior glazing materials and/or assemblies shall comply with this section:~~

~~UU. Exterior windows and/or skylights.~~

~~VV. Exterior glazed doors.~~

~~WW. Glazed openings within exterior doors.~~

~~XX. Glazed openings within exterior garage doors.~~

~~YY. Exterior structural glass veneer.~~

ZZ. follows:

R341. Encroachments into the Public Right of Way. Encroachments into the public right of way shall comply with the standards of Chapter 32 of the California Building Code.

R342. Safeguards During Construction. Provisions for pedestrian safety during construction and the protection of adjacent public and private properties shall be governed by the requirements of Chapter 33 of the California Building Code.

J. Section R401.4 "Soils tests" is amended to read as follows:

R401.4. Soils Reports/Geotech Investigations. A Soils Report or Geotechnical Investigation shall be required as outlined in Section 1803 of the 2025~~2~~ California Building Code.

Exceptions:

1. Single-story additions with less than a 500 sq. ft. "footprint" and that are less than 50% of the existing structure they are attached to.
2. Second story additions to an existing slab on grade structure that does not require new footings.
3. Detached "U" Occupancy Category buildings.

K. Section 401.5 "Grading" is added to read as follows:

R401.5 Grading. All grading, excavations and earthwork, including work required and/or related to structures regulated by this code, shall comply with Appendix J "Grading" of the 2025~~2~~ California Buildi~~n~~g Code as amended.

.

L.~~I~~Section R403.1.2 "Continuous footing in seismic design categories D_0, D_1 and D_2" is amended to read as follows:

R403.1.2 Continuous footing in seismic design categories D_0, D_1 and D_2. The braced wall panels at exterior walls of buildings located in Seismic Design Categories D_0, D_1 and D_2 shall be supported by continuous footings. All required interior braced wall

panels in buildings shall be supported by continuous footings regardless of the spacing of the brace wall lines.

M~~O~~. Section R403.1.5 “Slope” is amended to read as follows:

R403.1.5 Slope. The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in ten units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in ten units horizontal (10-percent slope).

For structures located in Seismic Design Categories D_0, D_1, D_2, and E, stepped footings shall be reinforced with four ½-inch diameter (12.7 mm) deformed reinforcing bars. Two bars shall be placed at the top of the footing and two bars shall be placed at the bottom of the footing.

N. Section R404.2 “Wood foundation walls” is amended to read as follows:

R404.2 Wood foundation walls. Wood foundation walls shall be constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures 403.I(2) and R403.1(3). Wood foundation walls shall not be used for structures located in Seismic Design Categories D_0, D_1, D_2, and E.

O. **Sections R902.1–R902.1.3 of the** “Roofing covering materials” section are amended to read as follows:

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

R902.1.1 Roof Coverings within ~~Very-~~High Fire Hazard Severity Zones or in Wildland-Urbane Interface (WUI) area. The roofing and re-roofing requirements of structures within ~~Very-~~High Fire Hazard Severity Zones shall be the same as is required for roofing and reroofing requirements within a Wildland-Urban~~e~~ Interface area ~~Urban Interface Fire Area~~, as defined in Section~~s~~ 202 ,~~R337.2~~ and required by ~~and~~ 101.3.1., and Chapter 5 of the California Wildland-Urbane Interface Code as amended in Municipal Code Section 22.4.80.~~R337.1.3.1 Items #2 and #3~~.

~~**R902.1.2 “Roof coverings within state-responsibility areas”** is deleted in its entirety without replacement.~~

R902.1.2~~3~~ Roof coverings in all other areas other than Fire Hazard Severity Zones or a Wildland-Urbane Interface (WUI) area. The roof covering or roofing assembly of any new building or the re-roofing of any existing building shall be no less than Class
B. Treated or untreated wood shakes or shingles shall not be permitted, except on existing structures which are constructed with shake or shingle roofs where less than 20% of the

existing roof is being replaced within a two-year period, provided such replacement roofing is fire retardant treated wood shakes or shingles.

~~**Exception:** In the High Fire Hazard District, roof coverings shall be in accordance with Section R337 as amended.~~

P. Section R905.10.1 “Deck Requirements” is amended to read as follows:

R905.10.1 Sheathing~~Deck~~ Requirements. Metal roof panel roof coverings shall be applied to a solid or closely fitted deck, except where the roof covering is specifically designed to be applied to spaced supports. Metal roof panel coverings shall not be installed over combustible shingles or shakes.

Q. Appendix AX - is amended to read as follows:

AV100 Private Swimming Pools. Private swimming pools shall be constructed in accordance with the 2025~~2~~ California Building Code, Section 3109.

SECTION 4. Section 22.04.030 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code is adopted to read as follows:

22.04.030 Amendments to California Plumbing Code.

The 2025~~2~~ California Plumbing Code, as adopted by reference pursuant to this Chapter, is amended as set forth in this Section 22.04.030.

A. Section 104.4.3 “Expired Permits” is amended to read as follows:

104.4.3 Expired Permits. Permits shall expire in accordance with Section 105.5 of the 2022 California Building Code as amended by the City of Santa Barbara in Section 22.04.020.

B. Section 104.5 “Fees” is amended to read as follows:

104.5 Fees. Fee payments, fee schedules, work commencing prior to permit issuance, related fees and refunds shall be in accordance with 2025~~2~~ California Building Code Section 109.

C. Section 107 “Board of appeals” is amended to read as follows:

107 Board of Appeals. Appeals of orders, decisions, or determinations made by the Building Official shall be addressed in accordance with the provisions of Section 113 of the 2025~~2~~ California Building Code as amended by the City of Santa Barbara in Section 22.04.020.

D. Section 301.7~~6~~.1 “County as Local Health Authority” is added to read as follows:

301.67.1 County as Local Health Authority. Pursuant to the application of section 301.6, the Santa Barbara County Environmental Health Department is the Local Health Authority.

E. **Local Modifications to Section 422.2. 1 "Single Use Toilet Facilities" of the California Plumbing Code**

(1.) 422.2.1 Single-user Toilet Facilities Identification. Family or assisted use toilet facilities shall be identified with signage indicating use by either sex. All single-user toilet facilities in any business establishment, place of public accommodation, or state or local government agency shall be identified as all-gender toilet facilities by signage that complies with Section 11B-703.7.2.6 of the California Building Code and designated for use by no more than one occupant at a time or for family or assisted use. For the purposes of Section 422.2.1, "single-user toilet facility" means a toilet facility with one water closet and no more than one urinal with a locking mechanism controlled by the user.

(2.) Separate facilities shall not be required where rooms have fixtures designed for use by all genders and the water closets are installed in privacy compartments with a locking mechanism controlled by the user. When installed, urinals shall be located in a enclosed privacy compartment or an enclosed separate private area with a locking mechanism controlled by the user.

(3.) The substitution of a water closet for each urinal shall be permitted provided the total number of fixtures installed complies with Table 422.1 of the California Plumbing Code.

This subsection shall not allow for a reduction in the total number of plumbing fixtures that are required by Part 5 of Title 24 of the California Code of Regulations nor a reduction in the number of toilet facilities accessible to persons with disabilities that are otherwise required under either Title 24 of the California Code of Regulations or the federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12101 et seq.).

F. Section 423 "Fountains" is added to read as follows:

423 Fountains. All fountains and other decorative bodies of water of any depth shall be equipped with a recirculation system, an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) and shall be designed to operate without a continuous supply of water.

G. Section 424 "Vehicle Wash Facilities" is added to read as follows:

424 Vehicle Wash Facilities.

All vehicle wash facilities using conveyors, touchless and/or rollover in-bay technology shall reuse a minimum of fifty percent (50%) of water from previous vehicle rinses in subsequent washes.

Vehicle wash facilities using reverse osmosis to produce water rinse with a lower mineral content, shall incorporate the unused concentrate in subsequent vehicle washes.

All hoses pipes and faucets designed for the manual application of water to vehicles at vehicle wash facilities shall be equipped with a positive shut-off valve designed to interrupt the flow of water in the absence of operator applied pressure.

1. Section 603.1 “General” is amended to read as follows:

H. **603.1 General.** Cross-connection control shall be provided in accordance with the provisions of this chapter and Sections 7583 through 7630 “Drinking Water Supplies” of Title 17 of the California Administrative Code, and where there is a conflict between the requirements, the higher level of protection shall apply.

No person shall install any water-operated equipment or mechanism, or use any water-treating chemical or substance, if it is found that such equipment, mechanism, chemical, or substance causes pollution or contamination of the domestic water supply. Such equipment or mechanism shall be permitted only when equipped with an approved backflow prevention device or assembly.

I~~1~~. Section 608.2 “Excessive Water Pressure” is amended to read as follows:

~~I.~~ **608.2 Excessive Water Pressure.** Regardless of the pressure at the main, all occupancies served by the City of Santa Barbara Water Resource Division shall be equipped with an approved pressure regulator preceded by a strainer (unless a strainer is built into the device). Any irrigation system or other secondary piping that bypasses said regulator shall be equipped with its own approved pressure regulator and strainer, installed upstream of any piping, backflow device, valve, solenoid or outlet. Such regulator(s) shall control the pressure to all water outlets in the building unless otherwise approved by the Authority Having Jurisdiction. Each such regulator and strainer shall be accessibly located above ground or in a vault equipped with a properly sized and sloped bore-sighted drain to daylight, shall be protected from freezing, and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping. Pipe size determinations shall be based on 80 percent of the reduced pressure when using Table 610.4. An approved expansion tank shall be installed in the cold water distribution piping downstream of each such regulator to prevent excessive pressure from developing due to thermal expansion and to maintain the pressure setting of the regulator. The expansion tank shall be properly sized and installed in accordance with the manufacturer's instructions and listing. Systems designed by registered engineers shall be permitted to use approved pressure relief valves in lieu of expansion tanks provided such relief valves have a maximum pressure relief setting of one hundred (100) pounds per square inch (689 kPa) or less.

J. Sections 710.14 “Sewage Pump Signaling Device” and 710.15 “Approved Type Backwater Valve” are added to read as follows:

710.14 Sewage Pump Signaling Device. Specially designed sewage disposal systems which depend upon a sewage lift pump or ejector for their operation shall be provided with an approved audible signaling device to warn building occupants in the event of pump failure.

710.15. Approved Type Backwater Valve. When the valuation of an addition, alteration, or repair to a building exceeds $1,000.00 or when additions, alterations, or repairs are made to the plumbing system or fixtures and a permit is required, an approved backwater valve shall be installed in accordance with Section 710.0 of this Code.

Exception: The following work is allowed without the installation of a Backwater Valve:

1. Repairs to the exterior surface of a building.
2. The installation of solar photo voltaic energy systems
3. The installation of electrical vehicle charging systems
4. Domestic water heater equipment replacements
5. Residential electrical panel board replacement/upgrades
6. Other work as deemed exempt in writing by the Chief Building Official

K. Section 713.2 "Connection to Public Sewage System" is amended to read as follows:

713.2 Connection to Public Sewage System. When no public sewer intended to serve any lot or premises is available in any thoroughfare or right of way abutting such lot or premises, drainage piping from any building or works shall be connected to an approved private sewage disposal system.

Approved private systems may be used until a public system is available. Upon written notice by the Chief Building Official to the record owner of title, such private systems shall be abandoned in accordance with the provisions of Section 722.0 of this code and permits to connect to the public system must be secured.

SECTION 5. Section 22.04.040 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code is adopted to read as follows:

22.04.040Amendments to the California Mechanical Code.

The 2025~~2~~ California Mechanical Code, as adopted by reference pursuant to this Chapter, is amended as set forth in this Section 22.04.040.

A. Section 104.5 "Fees" is amended to read as follows:

104.5 Permit fees. Fee payments, fee schedules, work commencing prior to permit issuance, related fees and refunds shall be in accordance with 2025~~2~~ CBC Section 109.

B. Section 104.4.3 "Expired Permits" is hereby ~~is~~ amended to read as follows:

104.4.3 Expired Permits. Permits shall expire in accordance with Section 105.5 of the 2025~~2~~ California Building Code as amended by the City of Santa Barbara in Section 22.04.020

C. Section 107 "Board of Appeals" is hereby amended to read as follows:

107 Board of Appeals. Appeals of orders, decisions, or determinations made by the Authority Having Jurisdiction shall be addressed in accordance with the provisions of Section 113 of the 2025~~2~~ California Building Code as amended by the City of Santa Barbara in Section 22.04.020.

SECTION 6. Section 22.04.050 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code is adopted to read as follows:

22.04.050Amendments to the California Electrical Code.

The 2025~~2~~ California Electrical Code, as adopted by reference pursuant to this Chapter, is amended as set forth in this Section 22.04.050.

Article 90.4.1 added to read as follows:

90.4.1 Administration. This code shall be administered in accordance with Chapter 1 of the 2022~~2~~5 California Building Code as amended by the City of Santa Barbara in Section 22.04.020.

SECTION 7. Section 22.04.060 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code is adopted to read as follows:

22.04.060 Amendments to the 2025~~2~~ California Green Building Standards Code

The 2025~~2~~ California Green Building Standards Code, as adopted by reference pursuant to this Chapter, is amended as set forth in this Section 22.04.060.

A. Section 4.304.2 “Fountains” is added to read as follows:

4.304.2 Fountains. All residential fountains and other decorative bodies of water of any depth directly plumbed by potable water, on a single parcel of land, shall not exceed a total water surface area of twenty five square feet.

B. Section 5.304.7 “Fountains” is added to read as follows:

5.304.7 Fountains. All non-residential fountains and other decorative bodies of water of any depth directly plumbed by potable water, on a single parcel of land, total water surface area shall not exceed twenty five square feet.

SECTION 8. Section 22.04.070 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code is adopted to read as follows:

22.04.070Amendments to the 2024~~1~~ International Property Maintenance Code

The 2024~~1~~ International Property Maintenance Code, as adopted by reference pursuant to this Chapter, is amended as set forth in this Section 22.04.070.

A. Section 101.1 “Title” is amended to read as follows:

101.1 Title. These regulations shall be known as the Property Maintenance Code of the City of Santa Barbara, hereinafter referred to as “this code”.

B. Section 101.2 is amended to add the following exception:

Exception: Where this Code conflicts with the State Housing Law beginning in State Health and Safety Code Section 17910, the requirements of the State Housing Law shall govern.

C. Section 103.1 is amended to read as follows:

103.1 General. The City Building and Safety Division unit is hereby appointed to enforce this code. The City’s Chief Building Official will serve as the Code Official.

D. Sections 103.2 -103.3 are deleted without replacement.

E. Section 10~~6~~7 “Means of Appeal” is amended to read as follows:

10~~6~~7 Means of Appeal. Appeals of orders, decisions, or determinations made by the Code Official shall be addressed in accordance with the provisions of Section 113 of the 2025~~2~~ California Building Code as amended by the City of Santa Barbara in Section 22.04.020.

F~~E~~. Section 10~~6~~.1~~8~~ “Board of Appeals” is a~~mmended~~~~mended~~ to read as follows:

10~~6~~.1~~8~~ Board of Appeals. The Board of Appeals shall be in accordance with the provisions of Section 113 of the 2025~~2~~ California Building Code as amended by the City of Santa Barbara in Section 22.04.020.

G~~F~~. Section 110.4 “Failure to Comply” is amended to read as follows:

10~~8~~~~10~~.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed by the Code Official to perform to remove a violation or unsafe condition, may be assessed a citation as outlined in Santa Barbara Municipal Code Section 1.25.

~~G~~H. Section 10~~9~~~~11~~.1 “Unsafe Conditions” is amended to read as follows:

10911.1 Unsafe Conditions. When a structure or equipment is found by the Code Official to be unsafe, unfit for human occupancy, or unlawful, such structure or equipment shall be placarded pursuant to section 109.711.7 of this code.

HI. Section 109.311.3 "Record" is amended to read as follows:

109.311.3 Record. Official records associated with a violation that is subject to the application of this code shall be retained by the City.

JI. Section 10911.7 "Placarding" is amended to read as follows:

109.11.7 Placarding. Pursuant to conditions found in sections 109.1.111.1.1, 111.1.2, 111.1.3, and 111.8 through 109.1.5 of this code, the Code Official shall post on the subject premises, structure or equipment a placard stating either "Unsafe" or "Limited Entry". Such placard shall include the penalty for violating the conditions of the placard and reference to the appeals process of section 113 of 20252 California Building Code as amended by the City of Santa Barbara in Section 22.04.020 of this Code.

JK. Section 10911.9 "Restoration or Abatement" is amended to add the following exception:

Exception: Similar to the State Public Resources Code 5028:

(a) No structure that is listed on the National Register of Historic Places, on the California Register of Historic Places, or on any local public register of historic places, and that has been damaged due to a disaster, including, but not limited to, an earthquake, fire, or flood, may be demolished, destroyed, or significantly altered, except for restoration to preserve or enhance its historical values, unless the structure presents an imminent threat to the public of bodily harm or of damage to adjacent property.

(b) The City's Building & Fire Code Board of Appeals and the City's Historic Landmarks Commission, shall hold a joint meeting, to determine whether a structure meeting the requirements set forth in subdivision (a) shall be demolished, destroyed, or significantly altered. That determination shall be based upon the extent of damage to the structure, the total cost of rehabilitating or reconstructing the structure, the structure's historical significance, and any other factor deemed to be relevant. In making that determination, the recommendation of a City certified historic preservation expert shall be considered. A determination should be issued no later than 30 days after the meeting.

L. Section 302.4 “Weeds” is amended to read as follows:

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12”. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

~~L~~M. Section 304.14 “Insect Screens” is amended to read as follows:

304.14 Insect screens. Regardless of the season of the year, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fittings screens of minimum 12 mesh per inch (16 mesh per 25mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellant fans, are employed.

~~M~~N. Section 602.2 “Residential Occupancies” is amended to read as follows:

602.2 Residential Occupancies. Regardless of the season of the year, dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68ºF (20ºC) in all habitable rooms. Cooking appliances shall not be used, nor shall

portable unvented fuel-burning space heaters be used, as a means to provide required heating.

~~J~~O. Section 602.3 “Heat Supply” is deleted without replacement.

~~K~~P. Section 602.4 “Occupiable Work Spaces” is deleted without replacement.

SECTION 8. Section 22.04.080 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code is adopted to read as follows:

22.04.080 Amendments to the 2025 California Wildland-Urbane Interface Code,

The 2025 California Wildland-Urbane Interface Code as adopted by reference pursuant to this Chapter, is amended as set forth in this Section 22.04.080.

A. Section 101. “Scope” is amended to read as follows:

101.2 Scope. This code applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, remodels or additions to existing buildings located within a Wildland-Urban Interface Fire Area as defined in Section 202 of this code and contains requirements to mitigate conditions where a wildfire burning in vegetative fuels may readily transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities, or result in large property losses shall comply with this chapter. In addition, this section is intended to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire which might be caused by recreational, residential, commercial, industrial or other activities conducted in Wildland Urban Interface Areas (WUI). The WUI is defined by the City of Santa Barbara Community Wildfire Protection Plan (CWPP), formerly the Wildland Fire Plan, and includes, but is not limited to, areas defined by the State of California as Very High Fire Hazard Severity Zones (VHFHSZ). Future revisions and updates to the City CWPP shall be incorporated into this Code by reference as best practices, whether or not adopted as mandatory code sections.

B Section 101.3 “Purpose” is amended to read as follows:

101.3 Purpose. The purpose of this code is to provide minimum standards to increase the ability of a building to resist the intrusion of flame or burning embers being projected by a vegetation fire and contributes to a systematic reduction in conflagration losses through the use of performance and prescriptive requirements. In addition, the purpose of this code is to prevent the occurrence of fires and to provide adequate fire- protection facilities to control the spread of fire which might be caused by recreational, residential, commercial, industrial or other activities conducted in the Wildland Urban Interface

Area.

C. Section 101.3.1 “Application” is amended to read as follows:

Section 101.3.1 Application. New buildings, remodeled buildings, or additions to existing buildings located in any Fire Hazard Severity Zone or a Wildland-Urban Interface (WUI) Fire Area designated by the enforcement agency constructed after the application date shall comply with the provisions of this code.

Exception: Accessory and/or Group U occupancy buildings may be exempted from all or portions of this section upon approval of the Fire Code Official and/or Chief Building Official.

E. Section 101.4 “Policy” is amended to read as follows:

Section 101.4 Policy. The policy direction for the City of Santa Barbara Wildland Urban Interface Area is established by the City of Santa Barbara Wildland Fire Plan, approved by City Council in January of 2004 and formally recognized as the CWPP in 2011.

F. Section 105.3 “Work exempt from a permit” is amended to read as follows:

Section 105.3 Work exempt from a permit. Permit exemptions shall be in accordance with the provisions of Section 105.2 of the California Building Code as amended by the City of Santa Barbara in Section 22.04.020 and 105.2 of the California Residential Code as amended by the City of Santa Barbara in Section 22.04.025.

G. Section 105.8 “Expiration” is amended to read as follows:

Section 105.8. Expiration shall be in accordance with the provisions of Section 105.5 of the California Building Code as amended by the City of Santa Barbara in Section 22.04.020.

H. Section 108 “Fees” is amended as follows:

Section 108 Permit fees. Fee payments, fee schedules, work commencing prior to permit issuance, related fees and refunds shall be in accordance with 2025 CBC Section 109.

I. Section 112 Means of Appeals is amended to read as follows:

Section 112. Appeals. Appeals of orders, decisions, or determinations made by the Authority Having Jurisdiction shall be addressed in accordance with the provisions of Section 113 of the 2025 California Building Code as amended by the City of Santa

Barbara in Section 22.04.020.

J. Section 202 “Definitions” is amended to read as follows:

Section 202 "Definitions" is amended to add and amend definitions:

Spark Arrester is defined as a device constructed of non-flammable materials specifically for removing and retaining carbon and other flammable particles over 0.0232 inches in size from the exhaust flow of an internal combustion engine operated by hydrocarbons.

Tracer is any bullet or projectile incorporating a feature which marks or traces the flight of said bullet or projectile by flame, smoke or other means which result in fire or heat.

Tracer Charge is any bullet or projectile incorporating a feature designed to create a visible or audible effect by means which result in fire or heat and shall include any incendiary bullets and projectiles.

Wildland-Urban Interface Area is 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, or other areas designated by the enforcing agency to be at a significant risk from wildfires. The CWPP outlines the Wildland Urban Interface Area within the City of Santa Barbara's local jurisdiction. For purposes of this code, Wildland Urban Interface Area and High Fire Hazard Area are interchangeable. Future updates and revisions to the City High Fire Hazard Area maps shall be incorporated by reference.

K Section 501.1 “Scope” is amended to read as follows:

501.1 Scope. This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, remodels or additions to existing buildings located within a Wildland-Urban Interface Fire Area as defined in Section 202 of this code.

L. Section 501.1.1 “Application” is amended to read as follows:

Section 501.1.1 Application. New buildings, remodeled buildings or additions to existing buildings in any Fire Hazard Severity Zone or Wildland-Urban Interface Area designated by the enforcing agency constructed after the application date shall comply with this chapter.

Exception: Accessory and/or Group U occupancy buildings may be exempted from all or portions of this chapter upon approval of the Fire Code Official and/or Chief Building Official.

M. Section 503.1 General is amended to read as follows:

Section 503.1 General. Buildings and structures hereafter constructed, modified or relocated into or within wildland urban interface areas shall meet the construction requirements in accordance with chapter 5. Materials required to be ignition resistant building materials shall comply with the requirements of section 503.2.

N. Section 503.2.3 “Fire-retardant-treated roof coverings” is amended to read as follows:

Section 503.2 Fire-retardant-treated wood roof coverings. Roof coverings shall be in accordance with Section 1505.1.1 of the California Building Code as amended by the City of Santa Barbara in municipal code section 22.04.20.

O. Section 504.2 “Roof assembly” is amended to read as ~~folllows~~follows:

Section 504.2 Roofs shall comply with the most restrictive requirements of Sections 504.2 and 1505.1.1 of the California Building Code as amended by the City of Santa Barbara in municipal code Section 22.04.020. Roofs shall have a roofing assembly installed in accordance with its listing and manufacturers installation instructions.

P. Section 504.8 “Exterior Glazing” is amended to read as follows:

Section 504.8 The following exterior glazing materials and/or assemblies shall comply with this section:

1. Exterior windows and/or skylights.
2. Exterior glazed doors.
3. openings within exterior doors.
4. Glazed openings within exterior garage doors.
5. Exterior structural glass veneer.
6. Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWWDA 101/I.S.2 structural requirements.

~~SECTION 9. Section 22.04.080 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code is deleted without replacement.~~

SECTION 9~~10~~. Whenever in this Ordinance or in any of the codes adopted by reference hereby, another code or publication of standards or of rules or regulations is referred to, such reference shall incorporate and adopt by reference such other codes, standards or rules or regulations as part of this ordinance. A copy of said primary and secondary codes are on file and shall be maintained for public inspection by the Chief Building Official as provided in Title 5, Division 1, Part 1, Chapter 1 of the California

Government Code while this Ordinance is in force.

SECTION 11. 0. Ordinance Number 60935919 is repealed upon the effective date of this ordinance.

SECTION 112. The provisions of this ordinance shall take effect at 12:01 a.m. on January 21, 20263.

Santa Barbara City Fire Department

2024 International Fire Code / 2025 California Fire Code Adoption/2025 Wildland Urban Interface Code Summary of Amendments

October 21, 2025

MC = Municipal Code, CFC = International or California Fire Codes

#	Chapter/Section	Title	Concept	Type(new, existing CFC / MC deleted or revised)	Findings
1.	Chapter 1 Division II / Sec 103 & 103.1	Fire Prevention Bureau	Updates International Code language referring to "Prevention Department"; replaces with "Fire Prevention Bureau".	Existing, updated CFC / MC	Na, Administrative
2	Chapter 1, Division II / Sec. 103.3.1	Fire Prevention Bureau Personnel and Police	Part of the organization of the Fire Prevention Bureau, carried over from the existing code, citing authority of fire code officials.	Existing, CFC / MC	Na, Administrative
3	Chapter 1 Div II Sec. 104.11	Fire Investigations	Existing language from the 2022 California Fire Code, with minor word changes for clarity, citing authority to investigate.	Existing, CFC / MC	Na, Administrative
4	Chapter 1/ Division II Sec.111	Means of Appeals	Base code appeal sections, deleted to allow for local appeals sections as amended, below.	Deleted	Na, Administrative
5	Chapter 1/ Division II. Sec 112.4	Violation Penalties	Completes the IFC section 110 by describing violations of the code as a misdemeanor, consistent with current language. Minor section number change.	Existing, CFC / MC	Na, Administrative
6	Chapter 1/ Division II Sec. 115.1 through 115.1.7	Building and Fire Code Board of Appeals	Adopts local provisions for a joint Building and Fire Code Board of appeals. Companion section to California Building Code. Note: This code language is identical to adoption language in California Building Code sections 113 but renumbered as 111 in the Fire Code due to existing unrelated sections in the Fire	Existing, Modified CFC / MC,	Na, Administrative

			Code. Board of Appeals language changes are intended to streamline the process and further define the board as a seven qualified members who are not employees of the City of Santa Barbara and who serve four year terms. New language also specifies that in matters involving CBC Chapters 11A and 11B that at least three members of the board be physically disabled. On October 8 2019, Ordinance Committee directed staff to prepare additional appeals language that allowed a final appeal to City Council. On October 22, 2019 staff returned with the draft and Ordinance Committee voted to include it for review by Council with the rest of the ordinance. The duplicate language appears as §115.1.6 in the Fire Code and 113.1.1 in the Building Code adopting ordinances. Modifies number of Board Members to form a Quorum from 5 to 4		
7	Chapter 3 / 307.1.1	Prohibited Open Burning	Maintains a previously deleted section authorizing the Fire Code Official to prohibit open burning when atmospheric or local conditions make such fire hazardous when smoke emissions become offensive or objectionable.	NA	NA, Chapter 3 Not building standards and not adopted by the State of California. All of Chapter 3 contains important Fire Code Maintenance sections concerning ordinary ignition hazards.
8	Chapter 3 / Section 308.1.4	Open Flame cooking devices	Deleted and new sections added below as in the 2019 adoption, making the International Code carryover sections more practical.	Existing, MC	NA, Chapter 3 Not building standards and not adopted by the State of California.
8	Chapter 3 / Section 308.1.4.1	Open Flame cooking Devices	Existing section in the local code, again amending the CFC. IFC 308.1.4, which prohibited charcoal barbeques on most apartment patio's and decks within 10 feet of any combustible element, a section that is unenforceable. Not adopted by the state.	MC / Existing	NA, Chapter 3 Not building standards and not adopted by the State of California.
9	Chapter 3 / Section 308.1.4.1	Liquefied-petroleum gas	Amends the section to allow standard sized (5 gallon) propane barbeques on apartment decks / balconies.	MC / Existing	NA, Chapter 3 Not building standards and not adopted by the State of California.

		fueled cooking devices.			
10	Chapter 3/ Section 317.1.1	Rooftop Gardens and Landscaped Roofs	Maintains the Fire Department standard prohibiting vegetated roofs in the High Fire Hazard areas in Chapter 3. This section was added when it was found that vegetated roofs, also known as “Green Roofs” while generally desirable, were not appropriate for High Fire Hazard Areas. Vegetation that is actually attached to the structure in this way is a transmission hazard if not scrupulously maintained and may tend to add fuel to an oncoming wildfire. The section has no effect on green roofs in other parts of the city.	Existing	NA, Chapter 3 Not building standards and not adopted by the State of California.
11	Chapter 4	Emergency Planning and Preparedness	As in 2019, this chapter not adopted either locally or at the state level. Chapter 4 conflicts with or duplicates state regulations (Title 19) in several sections; has additional requirements in conflict with or not desirable under local conditions.	Deleted	NA, Chapter 4 Not building standards and not adopted by the State of California or by this jurisdiction.
12	Chapter 5 / Section 503.1 through 503.4	Fire Apparatus Access Roads	Amends the access sections to meet existing local requirements of 20 feet in width for commercial and 16 feet in width for residential to within 150 feet of exterior walls. Minor changes to the exceptions allowed for the 150 foot requirement, adding language to #1 that maintains current local standards for grade, cross slope turning radius and dead ends.	Existing, CFC / MC, minor revisions	This section is reasonably necessary to accommodate fire apparatus in both the existing environment and new construction, in conformance with Climatic finding A and Topographical findings A, B and C.
13	Chapter 5 / 503.5, 503.1.1 and 503.5.2	Secured Gates and barricades	Maintains one section amended in 2016 one added to the access roadways, dealing with the closure of certain roadways due to fire danger. Minor revisions to the “tampering” with locked gates section and the new section prohibits parking vehicles in a manner that blocks closed gates. Sec. 503.5.2 contains State mandated language pertaining to fences and gates at schools.	Existing MC	This section is reasonably necessary to accommodate fire apparatus in both the existing environment and new construction, in conformance with Climatic finding A and Topographical findings A, B and C.
14	Chapter 5 / Section 505.1.1	Premise Identification, Mixed use occupancy	Refers to local municipal code section 8.04.030 regarding mixed use occupancy signs to clarify that they are required in both existing and new construction. The purpose is	Existing MC	This section is reasonably necessary due to the potential for increased response times outlined in Geological conditions

			to decrease response time by notifying first responders of the presence of residential units in an otherwise commercial looking structure.		A and B, potential response issues outlined in Topographical Conditions A and B, and the need to quickly identify and render aid to trapped or injured victims in residential occupancies that are not immediately apparent.
15	Chapter 5 / Section 505.3	Directory	Maintains the existing requirement for a project directory when required by the fire code official. Minor wording changes.	Existing MC	This section is reasonably necessary due to the potential for increased response times outlined in Geological conditions A and B, potential response issue outlined in Topographical conditions outlined in Topographical Conditions A and B, and the need to quickly identify and render aid to trapped or injured victims in residential occupancies that are not immediately apparent.
16	Chapter 5 / Section 507.through 507.5.6	Required Water Supply	The basic fire flow requirements of Chapter 5 were adopted by the state, along with Appendix B of the International; Code. The state then leaves local jurisdictions to either use Appendix B or any “approved method” without further definition. These sections outline the locally approved method and are a readoption of our existing fire-flow requirements for new construction. The original IFC / CFC section 507 et. al is therefore deleted and replaced with these corresponding sections to detail the locally approved methods.	Existing MC	This section is reasonably necessary due to the potential for water supply challenges based on Climatic Conditions A, B and C, and Geological conditions A and B.
17	Chapter 9 / Section 903.2.22 through 903.2.22.9	Automatic Fire Sprinkler Systems	The California Fire Code provisions in Chapter 9 are less stringent than our existing requirements. Changes in Chapter 9 are similar to changes we made in 2007 when we amended to code with local sprinkler	Existing/Modified MC, CFC, CBC & Cal. Residential Code	This section is reasonably necessary to ensure that incipient fires are initially controlled where possible throughout the city on the event that seismic activity overwhelms

			requirements, both commercial and later, residential. Adds Higher Hazard Occupancy Classification Table		existing suppression resources or impacts response times. Experience has shown that sprinkler systems have the capacity to control or extinguish fires at an early stage, often eliminating the threat. This can be critical where later utility disruptions further delay first responders. This section therefore applies to Climatic Conditions B C and D and Geological Conditions A and B.
18	*Chapter 9 / Section 907.2.27*	*Exceptions and Modifications*	*Based on stakeholder input at meetings following Ordinance Committee in 2019; allows the fire code official to grant exceptions and modifications where hardship or substantial difficulty make strict compliance with a sprinkler section impractical.*	*Existing*	*This section allows the fire code official to modify previous sections based on findings and as such is not subject to the findings themselves.*
19	Chapter 9 / Section 907.2.30	Fire Alarm Detection Systems	This section maintains a minor revision of our existing requirement for an automatic detection fire alarm in mixed use occupancies. We first authored this section in response to the proliferation of residential units above commercial occupancies throughout the city. The concept is to alert the residents in the event of a fire condition in the business occupancies below, especially at night when the business is closed.	Existing, MC, CFC	This section is reasonably necessary due to the potential for increased response times outlined in Geological conditions A and B, potential response issue outlined in Topographical conditions outlined in Topographical Conditions A and B, and the need to quickly identify and render aid to trapped or injured victims in residential occupancies that are not immediately apparent.
22	Chapter 49 / Sections 4901 through 4909.1.1 Section 101.2 through 101.4 of the 2025 WUI Code	Requirements for Wildland Interface Areas	These sections were adopted in 2007 as Chapter 47, which was later changed to Chapter 49. Local sections have been renumbered to match and supplement the state's adopted version of the code and are unchanged from 2013. California has adopted the 2025 edition of the California Wildland Urban Interface Code which	Existing and minor language changes MC	Section 101,Administration are reasonably necessary to respond to the wildland urban interface threat in the city and surrounding areas, based on Climatic Conditions A, B D, and C and Topographic conditions A, B and C.

			incorporates and replaces Chapter 49 of the 2022 California Fire Code Also added is a reference to the adoption of the 2004 Wildland Fire Plan as the City of Santa Barbara Community Wildfire Protection Plan (CWPP) in 2011 and updated in 2021 Additional language under 602 requires the Fire Department to maintain lists of both acceptable and prohibited plans for the WUI, as referred by the CWPP. This allows for the addition of plant species in future additions without editing either the CWPP or the ordinance.		
23	Chapter 49/ Section 4906.1.2 Section 603.1.1 of the 2025 WUI Code	Flammable Vegetation	Clarifies language about landscape plants installed without a permit and cause for removal in the HFH areas.	existing	Section 603,Vegatation Plan are reasonably necessary to respond to the wildland urban interface threat in the city and surrounding areas, based on Climatic Conditions A, B D, and C and Topographic conditions A, B and C.
24	Chapter 49 Section 4907 through Section 604, 604.6-604.13	Defensible Space Requirements	Addresses the maintenance of existing vines and climbing plants attached to structures in the HFH areas.	existing	Section 604,The Defensible Space are reasonably necessary to respond to the wildland urban interface threat in the city and surrounding areas, based on Climatic Conditions A, B D, and C and Topographic conditions A, B and C.
25	Chapter 56 / 5601.2	Explosives and Blasting Agents	Maintains local amendments to Chapter 56 Maintains Santa Barbara's prohibition of all fireworks. Limits storage by Zone, excludes most of the city. Storage is limited to the industrial zone near the airport, by permit only.	Existing MC	Chapter 56 Explosives and fireworks amendments are reasonably necessary to minimize a conflagration that has the potential to overwhelm resources, in conformance with Climatic Conditions A through D, Topographical Conditions A

					through C and Geological Conditions A and B.
26	5601.3 and 5601.4	Fireworks, Prohibition	State law allows for “safe and sane” fireworks. Maintains the current prohibition on *all* fireworks within the city limits, including safe and sane. Provides for confiscation.	Existing MC	Chapter 56 Explosives and fireworks amendments are reasonably necessary to minimize a conflagration that has the potential to overwhelm resources, in conformance with Climatic Conditions A through D, Topographical Conditions A through C and Geological Conditions A and B.
27	Municipal Code Section 8.04.030 A and B	Fire Prevention Development Standards	A) Fire Zone 2 allows for on-site water and other requirements in areas where there is no municipal water supply. B) Requires the mixed use occupancy sign, which identifies the presence of dwelling units for first responders when a new building combines residential and commercial occupancies. No Changes.	Existing MC	The amendments to Municipal Code sections 8.04.030 pertaining to on site water are reasonably necessary to ensure an adequate supply of firefighting water in Wildland areas pursuant to Climatic conditions A, B, C and D; The mixed use occupancy sign standard to ensure that first responders have adequate signage to locate potential victims pursuant to our amendment to CFC 505.1.1 (above) and in response to the potential for increased response times outlined in Geological conditions A and B; potential response issues outlined in Topographical Conditions A and B, and the need to quickly identify and render aid to trapped or injured victims in residential occupancies that are not immediately apparent.

ORDINANCE NO. ____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING CHAPTER 8.04 OF THE MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2024~~1~~1 EDITION OF THE INTERNATIONAL FIRE CODE, INCLUDING APPENDIX CHAPTER 4 AND APPENDICES B, BB, C, CC, AND H OF THAT CODE, THE 2025 EDITION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE, AND ~~–~~THE 2025~~2~~2 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS TO BOTH CODES.

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. **Findings.**

Climatic Conditions

A. The City of Santa Barbara is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry winds, ("Sundowners") which may reach speeds of 60 m.p.h. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. In addition, the high winds generated often cause road obstructions such as fallen trees. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires. In addition to directly damaging or destroying buildings, these fires also disrupt utility services throughout the area. The City of Santa Barbara and adjacent front country have a history of such fires, including the 1990 Painted Cave Fire and the 1977 Sycamore Canyon Fire. In 2007, the City was impacted by the back country Zaca Fire and by the Gap fire in 2008. The Tea Fire destroyed over 150 homes within the City in November of 2008 and the Jesusita Fire destroyed homes and property in much of the Santa Barbara front country in May of 2009. In 2017, the Thomas Fire burned into the eastern part of the City which was followed by the catastrophic 1/9 Debris Flow in 2018, which affected Montecito and the Coast Village Road area of Santa Barbara, causing millions of dollars in damage and taking twenty-three lives.

B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Fire Department's ability to respond to a fire or emergency condition. When heavy rainfall follows a significant wildfire in the foothills, as in the Thomas Fire, the potential for flash floods, slides and debris flows is great. Such events may disrupt access, egress and utility services to buildings and facilities within the City.

C. Water demand in this area challenges the quantity supplied by natural precipitation and, although the population continues to grow, the already-taxed water supply does not. The estimated population of California in 2006 was more than 36 million

people. The state is projected to increase in population by nearly 10 million by the year 2030, with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall, future water allocation may not be fully dependable in many areas of the state. The City's core area continues to become more concentrated, with new multi-storied mixed-use structures whose occupants, along with the structures themselves, could be vulnerable to uncontrolled fires due to lack of available water. This necessitates the need for additional and on-site fire protection features.

D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems also reduce the use of water for firefighting by extinguishing fires at an early stage. Climatic conditions also necessitate the implementation of additional measures to control the threat of overgrown vegetation in the wildland urban interface areas, commonly referred to as the high fire hazard areas of the City.

Topographical Conditions:

A. Natural slopes of 15 percent or greater generally occur throughout the foothills of Santa Barbara, especially in the High Fire Hazard areas such as the Foothill and Extreme Foothill zones. With much of the populated lower elevation areas already built upon, future residential growth is and will continue to occur on steeper slopes and in areas with greater constraints in terrain such as the Foothill and Extreme Foothill zones. Geographic and land-use constraints throughout the city have resulted in greater density along with a large number of mixed use projects, combining residential with commercial occupancies.

B. Traffic and circulation congestion is an ongoing problem throughout the region. Traffic flow in and through Santa Barbara is limited by the transverse Santa Ynez Mountains, which provide limited passage to the north, and the Pacific Ocean to the south. The narrow corridor that Highway 101 occupies is subject to traffic delays under normal conditions and emergency events can render the highway impassable. This has the double effect of preventing traffic from leaving the City and potentially preventing emergency workers, who often live out of town, from entering. This condition existed for several days during the La Conchita slide in 2005 and it disrupted the return of City workers who live in the Ventura area. At various times in the City's history, Highway 101 has also been closed north of the City due to mudslides, fires and flooding. The most recent and most disastrous example of this effect was the closure of both Highway 101 & 192, as well as numerous surface streets, during the 1/9 Debris Flow in 2018.

In addition, roads in the foothills are narrow, often steep and vulnerable to emergency conditions. Some of the older roadways are below current access standards and pose challenges to responding emergency vehicles, especially fire engines. These challenges are exacerbated in the event of an evacuation, particularly in the Foothill and Extreme Foothill zones.

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

Geological Conditions:

The City of Santa Barbara region is a densely populated area that has buildings constructed over and near a vast and complex network of faults that are believed to be capable of producing future earthquakes similar or greater in size than the 1994 Northridge and the 1971 Sylmar earthquakes. Known faults in the city include the Lavigia, North Channel Slope, Mesa and Mission Ridge-More Ranch faults. Additional faults near the city would also be capable of disruption of services, including fire protection. The Southern California Earthquake Center predicts that there is an 80-90% probability of a magnitude 7.0 earthquake somewhere in Southern California before the year 2024. Regional planning for reoccurrence of earthquakes is recommended by the State of California, Department of Conservation.

A. Previous earthquakes have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings. The October 17, 1989, Loma Prieta earthquake resulted in one major fire in the Marina District (San Francisco). When combined with the 34 other fires locally and over 500 responses, the department was taxed to its fullest capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. In addition to gas mains, individual gas and electric service connections to residences may provide both fuel and ignition sources during a seismic event. This situation creates the need for both additional fire protection and automatic on-site fire protection for building –occupants.

B. Road circulation features located throughout Santa Barbara also make amendments reasonably necessary. There are major roadways, highways and flood control channels that create barriers and slow response times. Hills, particularly in the Foothill and Extreme Foothill zones, slopes, street and storm drain design accompanied by occasional heavy rainfall, cause roadway flooding and landslides and at times may make an emergency access route impassable, as they did in the 1/9 Debris Flow. Much of the City's foothill area, including Mountain Drive and Sycamore Canyon, are located in areas subject to geologic activity, as witnessed by the recent long term closure of Sycamore Canyon Road due to the slide potential.

The climatic, topographical, and geological conditions described above make it prudent to rely upon automatic fire sprinkler systems and other fire protection measures to mitigate extended fire department response times. Automatic sprinklers, mixed use notification signs, fire alarms and other measures specified in this Ordinance are intended to lessen life safety hazards and keep fires manageable with potentially reduced fire flow (water) requirements for a given structure. Additional fire protection is also justified to match the current resources of firefighting equipment and personnel within the Santa Barbara City Fire Department. As California is subjected to the ongoing effects of climate change, local changes to climatic, topographic and geological conditions will likely pose a greater threat to disruption of services and loss of life and property.

SECTION 2. Section 8.04.010 of Chapter 8.04 of Title 8 of the Santa Barbara Municipal Code is amended to read as follows:

8.04.010 Adoption of International Code by Reference.

Subject to the amendments specified in Section 8.04.020 of this Code, The International Fire Code, as published by the International Code Council (2024~~1~~ Edition), including Appendix Chapter 4 and Appendices B, BB, C, CC and H; The 2025~~2~~ California Fire Code (Title 24, Part 9 of the California Code of Regulations); and all standards and secondary codes referenced in said codes are adopted by reference and shall be known as the City of Santa Barbara Fire Code.

Subject to the amendments specified in Section 8.04.040 of this Code, the International Wildland–Urban Interface Code (2024 Edition), as published by the International Code Council, together with the 2025 California Wildland–Urban Interface Code (Title 24, Part 7, California Code of Regulations), and all standards and secondary codes referenced therein, are hereby adopted by reference and shall be known and cited as the City of Santa Barbara Wildland–Urban Interface Code.

~~Subject to the amendments specified in Section 8.04.040 of this Code, The International Wildland-Urbane Interface Code, as published by the International Code Council (2024 Edition), The 2025 California Wildland Interface Code (Title 24, Part 7 of the California Code of Regulations), and all standards ad secondary code referenced in said code are adopted by reference and shall be known as the City of Santa Barbara Wildland-Urbane Interface Code.~~

Said codes and any standards and secondary codes adopted by reference and the amendments therein, are on file and available for public inspection in the office of the City Clerk.

SECTION 3. Section 8.04.020 of Chapter 8.04 of Title 8 of the Santa Barbara Municipal Code is amended to read as follows:

8.04.020 Amendments to International Fire Code.

In response to local climatic, geological and topographical conditions, The 2024~~1~~ International Fire Code and the 2025~~2~~ California Fire Code, as adopted by reference by in Section 8.04.010, are amended as follows:

A. Section 103 is hereby renamed: **Fire Prevention Bureau** and is amended as follows:

[A] 103.1 General. The Fire Prevention Bureau is established in the jurisdiction under the fire code official. The function of the division shall be the implementation, administration and enforcement of the provisions of this code.

[A]103.3.1 Fire prevention bureau personnel and police. The fire code official and members of the fire prevention bureau shall have the powers of a police officer in performing their duties under this code. When requested to do so by the fire chief, the chief of police is authorized to assign such available police officers as necessary to assist the fire department in enforcing the provisions of this code.

B. Section 104.11 "Fire investigations" is amended to read as follows:

[A] 104.11 Fire investigations. The fire code official is authorized to investigate promptly the cause, origin and circumstances ofevery fire, explosion or other hazardous condition occurring in the jurisdiction. In addition, the fire code official is authorized to investigate the cause, origin and circumstances of unauthorized releases of hazardous materials in the jurisdiction. If it appears to fire code official that such incidents are of suspicious origin, the fire code official is authorized to take immediate charge of all physical evidence relating to the cause of the fire, explosion, hazardous condition, or release and is authorized to pursue the investigation to its conclusion.

[A]104.11.1 Assistance from other agencies. Police and other enforcement agencies are authorized to assist in the investigation of fires when requested to do so by the fire code official.

C. Section 111 "Board of Appeals" is deleted in its entirety without replacement.

D. Section [A] 112.4 "Violation penalties" is amended to read as follows:

[A] Section 113~~2~~.4 Violation penalties. Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor. Penalties shall be as prescribed by state law and local ordinance. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

E. Chapter 1, Division II of the International Fire Code is amended by adding Section 115 "Building and Fire Code Board of Appeals" to read as follows:

112~~5~~.1 Board of Appeals.

The provisions governing the City of Santa Barbara Fire and Building Code Board of Appeals are incorporated into this section by reference, as set forth in Section 22.04.020.H of this Code~~In order to provide technical Code advice to the City's Building Official and fire code official, and to hear and decide appeals of orders, decisions or determinations made by the fire code official or Building Official relative to the application and interpretations of the technical codes, there shall be and is hereby created a Building and Fire Code Board of Appeals. This Board consists of 7 members who are qualified by experience and training to pass upon matters pertaining to building construction and building service equipment and who are not employees of the jurisdiction. The Building and Fire Code Board of Appeals shall be appointed by the City Council and shall hold office on 4-year terms. The Board is not empowered to waive requirements of the State Title 24 Codes. The Board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official or Building Official.~~

~~**112~~5~~.1.1 Alternatives.** The Board may consider any alternate provided that it finds that the proposed design, material, method, or work offered is, for the purpose intended. The Board shall have no authority to waive the requirements of the applicable Code.~~

~~**112~~5~~.1.2 Appointments.** The City Council shall appoint qualified individuals to an eligibility list. Appeals shall be scheduled before 7 members, provided that at least 3 members are physically handicapped when hearing items involving Chapter 11 of the California Building and Fire Code.~~

~~**112~~5~~.1.3 Quorum.** For other than appeals and ratifications relative to Chapter 11, it shall take a quorum of 4 5 members to hear an appeal and majority vote of the Board convened to sustain an appeal. Appeals and ratifications relative to the enforcement of Chapter 11, at least 2 of the Board members hearing the item must be physically disabled. (Ref: State Health~~

& Safety Code, Section 19957.5)

11<u>2</u>5.1.4 Chairperson. The chairperson shall be selected annually by the convened Board. The chairperson shall maintain order and conduct the meeting in accordance with the California Brown Act.

11<u>2</u>5.1.5 Meetings. The Board shall meet when needed to hear an appeal or when needed to transact business of the Board. Either the Building Official or the fire code official or their designee shall act as Secretary of the Board.

11<u>2</u>5.1.6 Board Decisions. The decision of the Building and Fire Code Board of Appeals shall be final on all matters of appeals and shall become an order to the Appellant, Chief Building Official or fire code official as may be appropriate.

11<u>2</u>5.1.7 Procedural Rules. Appeal hearings shall be conducted substantially in accordance with the following format:

1. Any person may appeal a decision of the Building Official or fire code official by filing a written appeal with the Building Official or fire code official within 10-days of the issuance of the written decision. The notice of appeal shall state the grounds for the appeal.

2. No notice of appeal shall be accepted unless the notice is accompanied by the fee specified by resolution of the City Council.

3. Unless agreed to otherwise by the appellant and the Building Official or fire code official, all appeals shall be heard not less than 10-days and not more than 60-days from the date on which the Building Official or fire code official receives the written appeal.

4. The filing of a timely appeal with the Building Official or fire code official shall place a stay on further enforcement of the specific matter appealed, except for instances of immediate danger to life or property.

5. The Chairperson shall call the meeting to order.

6. The Chairperson shall note the Board members present for the minutes.

7. The Chairperson shall recognize the Building Official or fire code official for presentation of the appeal. The Building Official or the fire code official shall read his/her recommendation to the Board.

8. The Chairperson shall recognize the Appellant for presentation of rebuttals.

9. All witnesses must be called by either the Appellant or the Building Official or the fire code official and may be questioned as permitted by the Chair of this Board.

10. The Board may entertain comments from the public.

11. The Board may affirm, deny, or amend the decision of the Building Official or the fire code official.

12. The Board shall issue its decisions in writing and shall include a statement of the decision appealed, the decision of the Board and the findings made by

~~the Board in reaching their decision.~~

~~13. The Chairperson shall adjourn the meeting at the end of business.~~

~~14. The Secretary shall prepare minutes for the record and shall serve as custodian of case records and said minutes.~~

F. Chapter 3 of the International Fire Code is amended as follows:

307.1.1 Prohibited open burning. Opening burning that is offensive or objectionable because of smoke emissions or when atmospheric or local circumstances make such fires hazardous shall be prohibited.

1. **Section 308.1.4** is deleted without replacement.

2. **Section 308.1.4.1** is amended to read as follows:

Section 308.1.4.1 Liquefied-petroleum gas fueled cooking devices. LP gas burners having an LP gas container with a water capacity greater than 25 pounds (5 Gallon) shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exception: One and two-family dwellings.

317.1 Rooftop Gardens and Landscaped Roofs. Rooftop gardens and landscaped roofs, also known as vegetated roofs, are prohibited in the High Fire Hazard areas.

G. Chapter 4 of the International Fire Code is deleted in its entirety without replacement.

H. Section 503 "Fire Apparatus Access Roads" is deleted in its entirety and readopted to read as follows:

503.1 Where Required. Fire Department access roads shall be provided and maintained in accordance with Sections 503.1.1and 503.1.3

503.1.1 Buildings and Facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus toads shall comply with the requirements of this section and shall extend to within 150 feet of (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45,720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system and installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus Roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternate means of fire protection is provided.

503.1.2 Additional Access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of the terrain, climatic conditions or other factors that could limit access.

503.1.3 High Piled Storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches. If a fire apparatus access road serves three or fewer single-family residential units, the required width may be reduced to not less than 16 feet (4879 mm) upon the approval of the fire code official.

503.2.2 Authority. The fire code official is authorized to require an increase in the minimum access widths where they are inadequate for fire or rescue –operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all- weather driving capabilities. Such fire apparatus access roads shall be capable of -supporting 60,000 pounds and shall be constructed of approved –materials.

503.2.4 Turning radius. The turning radius of roadways shall be no less than 70 feet in diameter measured from outer edge to outer edge.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 300 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

503.2.7 Grade. The gradient for a fire apparatus access road shall not exceed a 16 % grade.

503.2.7.1 Cross-slope. The cross-slope gradient shall not exceed 6%.

503.2.8 Angle of Approach and Departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including parking of vehicles. The minimum required widths and clearances established in Section 503.2.1 shall be maintained at all times.

503.5 Required gates or barricades. The fire code official is authorized to require the installation and maintenance of gates and other approved barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

503.5.1 Secured gates and barricades. When required, gates and barricades shall be secured in an approved manner. Roads, trails and other access ways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the owner and the fire code official.

503.5.1.1 Vehicle obstruction. Entrances to roads, trails, or other access ways that have been closed with gates and barriers in accordance with Section 503.5 shall not be obstructed by parked vehicles, except for public officers acting within their scope of duty.

503.5.1.2 Closure of access ways. Locks, gates, doors, barricades, chains, enclosures, signs, tags, or seals which have been installed by the fire department or by its order or under its control shall not be removed, unlocked, destroyed, tampered with or otherwise molested in any manner except when authorized by the fire code official or by public officers acting within their scope of duty.

503.5.2 Fences and Gates. School grounds may be fenced and gates therein may be equipped with locks, provided that safe dispersal areas based on 3 square feet

(0.28m^2) per occupant are located between the school and the fence. Such required safe dispersal areas shall not be located less than 50 feet (15240 mm) from school buildings. Every public and private school shall conform to Section 32020 of the Education Code.

I. Section 505 "Premises Identification" is amended to add Sections 505.1.1 and 505.3 to read as follows:

505.1.1 Mixed Use Occupancy Identification. Mixed use occupancy notifications signs shall be provided according to Municipal Code 8.04.030 (B).

505.3 Directory. For complexes and large buildings, an approved directory or premise map may be required at a location determined by the fire code official.

J. Section 507 "Fire Protection Water Supplies" is deleted in its entirety and readopted to read as follows:

507.1 Required Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Prior to development of a project, the fire code official may require the flow testing of fire hydrants adjacent to the proposed development in order to determine adequacy of fire flow.

507.2 Type of Water Supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required flow.

507.2.1 Private fire service mains. Private fire service mains and appurtenance shall be installed in accordance with NFPA 24.

507.2.2 Water tanks. Water tanks for private fire protection shall be installed in accordance with NFPA 22.

507.3 Fire Flow. Fire Flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B. For the purposes of this section, an "approved water supply" shall mean the following:

1. Residential Requirement. All residential buildings containing ten (10) or less dwelling units shall be served by a fire flow of 750 gpm at a residual pressure of 20 psi when flowing. Fire-flow requirements may be modified downward by the fire code official for isolated buildings or the installation of approved fire protection devices, but in no case shall the fire flow be less than 500 gpm at a residual pressure of 20 psi. Residential buildings containing eleven (11) or more dwelling units shall be served by fire flows in compliance with the commercial requirements below.

2. Commercial Requirement. A fire flow of 1,250 gpm at a residual pressure of 20 psi when flowing will be required.

507.4 Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the prior to final approval of the water supply system.

507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.1 through 507.5.6 or Appendix C of the International Fire Code.

507.5.1 Where Required, Commercial. A commercial hydrant to Santa Barbara City standards must be located within 300 feet of all portions of a facility or building as measure by an approved route around the exterior of the facility or building. Where a portion of the facility or building is hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus road, as measured by an approved

route around the exterior of the facility or building, the fire code official may require on-site hydrants or another approved mitigation method.

507.5.1.1 Where Required, Residential. For Group R-3, Group U and Group R-2 occupancies containing ten (10) or less dwelling units, a residential hydrant to Santa Barbara City standards must be located within 500 feet of all portions of a facility or building as measure by an approved route around the exterior of the facility or building. Where a portion of the facility or building is hereafter constructed or moved into or within the jurisdiction is more than 500 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, the fire code official may require on-site hydrants or another approved mitigation method.

507.5.2 Inspection, Testing and maintenance. Fire hydrant systems shall be subject to such periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall be in accordance with approved standards.

507.5.3 Private fire service mains and water tanks. Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with *Title 19 California Code of Regulations Chapter* 5.

507.5.4 Obstruction. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

507.5.5 Clear space around hydrants. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.

507.5.6 Physical protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

K. Section 903.2 "Where required" is amended to add Section 903.2.22 to read as follows:

903.2.22 Local Requirements. Approved automatic sprinkler systems shall be installed throughout buildings and structures as specified elsewhere in this Section 903.2 or as specified in this Section 903.2.22, whichever is more protective.

903.2.22.1 New Buildings, Generally. The construction of a new building containing any of the following occupancies: A, B, E, F, H, I, L, M, R, Sor U.

Exceptions: A new building containing a Group U occupancy that is constructed in the City's designated High Fire Hazard Area is not required to provide a sprinkler system as long as the building does not exceed 500 square feet of floor area. A new building containing a U occupancy that is constructed outside the City's designated High Fire Hazard Area is not required to provide a sprinkler system as long as the building does not exceed 5000 square feet of floor area.

903.2.22.2 New Buildings in the High Fire Hazard Area. The construction of any new building within the City's designated High Fire Hazard Area.

Exception: A new building containing a Group U occupancy that is constructed in the City's designated High Fire Hazard Area is not required to provide a sprinkler system as long as the building does not exceed 500 square feet of floor area.

903.2.22.3 Additions to Buildings Other than Single Family Residences. The addition of floor area to an existing building that contains any occupancy other than Group R, Division 3.

Exception: For buildings that have had no additions since September 11, 2009, a single addition of not more than 250 square feet, provided the addition does not change the use to a more hazardous occupancy, shall not trigger the requirement to install an automatic fire sprinkler system. However, the square footage of the single addition allowed under this exception will be included in the cumulative total of modifications and alterations for purposes of Section 903.2.22.4.

903.2.22.4 Remodels of Buildings Other than Single Family Residences. The remodel or alteration of the interior of an existing building that contains any occupancy other than Group R, Division 3, where the floor area of the portion of the building that is modified or altered exceeds 50% of the existing floor area of the building. For purposes of this section, all modifications or alterations to an existing building that occur after September 11, 2009 shall be counted in the aggregate toward the 50% threshold measured against the floor area of the building. It shall be the responsibility of the building owner to install the sprinkler system throughout the building when the threshold has been exceeded. Calculations of aggregate floor areas are as follows:

(a) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 50% or more of the existing exterior walls of the building or structure; or
(b) Aggregate alterations or modifications that change or rearrange the ~~original planned~~existing configuration of walls or full height partitions and involves 50% or more of the ~~existing~~ enclosed floor area of the building or structure; or
(c) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 50% or more of ceilings and wall coverings exposing ~~structural~~framing members of the building

Exception: Nothing in this section shall prevent the building owner from negotiating a written agreement with the tenant or tenants for allocating the cost of the sprinkler system in any proportion.

903.2.22.5 Change of Occupancy to a Higher Hazard Classification. Any change of occupancy in an existing building where the occupancy changes to a higher hazard classification. Higher hazard classification shall be defined per amended Table 1011.5 of the 2025 Existing Building Code and written policy.

TABLE 1011.5 MEANS OF EGRESS HAZARD CATEGORIES

RELATIVE HAZARD	OCCUPANCY CLASSIFICATIONS
1 (Highest Hazard)	H
2	I-2, I-3, I-4
3	A, E, I-1, R-1, R-2, R-4
4	M, B, F-1, R-3, S-1
5 (Lowest Hazard)	F-2, S-2, U

~~according to Municipal Code 8.040.0 (C).~~Exception: For purposes of sprinklers only, the higher hazard classification will not be deemed to include low hazard assembly occupancies of 75 occupants or fewer.

903.2.22.6 Computation of Square Footage. For the purposes of this Section 903.2.20~~19~~, the floor area of buildings shall be computed in accordance with the definition of "Floor area, Gross" provided in Section ~~1002.11~~1202 of the California Building Code.

903.2.22.7 Existing use. Any existing building not classified as Group R, Division 3, in existence at the time of the effective date of this code may have their use continued if such use was legal at the time. Additions to existing buildings shall require an automatic fire sprinkler system installed throughout, including areas not previously protected.

Exception: For buildings that have had no additions since September 11, 2009, a single addition of not more than 250 square feet, provided the addition does not change the use to a more hazardous occupancy, shall not trigger the requirement to install an automatic fire sprinkler system. However, the square footage of the single addition will be included in the cumulative total of modifications and alterations for purposes of Section 903.2.22.4~~0.4.~~

903.2.22.8 Exceptions and Modifications. Where hardship or substantial difficulty make strict compliance with a sprinkler section impractical, the fire code official is authorized to grant exceptions or modifications on an individual basis, pursuant to Section 104.8.

903.2.22.9 **Remodels and additions of Single Family Residences.** The remodel or alteration of the interior of an existing single family dwelling, where the floor area of the portion of the building that is modified or altered exceeds 75% of the existing floor area of the building. For purposes of this section, all modifications or alterations to an existing building that occur after September 11, 2009 shall be counted in the aggregate toward the 75% threshold measured against the floor area of the building. Calculations of aggregate floor areas are as follows:

(a) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 75% or more of the existing exterior walls of the building or structure; or
(b) Aggregate alterations or modifications that change or rearrange the ~~original planned~~existing configuration of walls or full height partitions and involves 75% or more of the ~~existing~~ enclosed floor area of the building or structure; or
(c) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 75% or more ceilings and walls covering exposing ~~structural~~framing members of the building

L. Section 907 "Fire Alarm and Detection Systems" is amended to add Section 907.2.30 to read as follows:

907.2.30 Mixed Use Occupancies. Where residential occupancies are combined with commercial occupancies, a fire alarm system shall be installed which notifies all occupants in the event of a fire. The system shall include automatic smoke detection

throughout the commercial and common areas. In addition, a notification system shall be installed in a manner and location approved by the fire code official that indicates the presence of residential dwelling units in accordance with Municipal Code Section 8.04.030 B.

Chapter 4901 has been removed in entirety and replaced with the 2025 Wildland-Urbane Interface Code as amended in Municipal Code Section 8.04.040

~~L~~M. Section 5601 "General" is amended to add Sections 5601.2, 5601.3, and 5601.4 to read as follows:

Section 5601.2 Explosives and Blasting Agents. Storage of explosives and blasting agents is restricted to the A-I (Airport Industrial) zone.

Section 5601.1.3 Fireworks. The manufacturing, possession, storage, sale, use and handling of fireworks are prohibited in the City of Santa Barbara.

Exceptions:

1. Storage and Handling of Fireworks as allowed in Section 5604.
2. Manufacture, testing and assembly of fireworks as allowed in Section 5605 and Health and Safety Code Division 11.
3. The use of Fireworks for Fireworks displays, pyrotechnics before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions as allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.

Section 5601.7 Seizure: The fire code official is authorized to remove or caused to be removed or disposed of in an approved manner, at the expense of the owner, explosives, explosive materials or fireworks offered or exposed for sale, stored, possessed or used in violation of this ordinance and Chapter 56.

SECTION 4. Section 8.04.030 of Chapter 8.04 of Title 8 the Santa Barbara Municipal Code is adopted to read as follows:

8.04.030 Fire Prevention Development Standards

A **Fire Zone 2.** Buildings or portions of buildings constructed within the boundaries of Fire Zone 2, as designated by the fire code official and shown on a map on file with the City Clerk and the Community Development Department, shall provide a ten thousand (10,000) gallon water tank to be used for fire protection purposes only, designed, installed and maintained in a manner approved by the fire code official, incorporating each of the following additional features in its construction:

1. All fire department access complies with the requirements of Section 503 of the International Fire Code (2024 Edition) as amended by this Chapter; and
2. All plantings used for landscaping within one hundred-fifty feet (150') of any structure must be fire resistant; and
3. All native brush, shrubs and grasses are kept cleared to within one hundred-fifty feet (150') of any structure; and
4. Residential fire sprinklers are installed in any building used for sleeping or cooking according to National Fire Protection Association Residential Standards.

B. **Mixed Use Occupancy Notification System.** Signs shall be installed in a manner and in locations approved by the fire code official indicating the presence of residential

dwelling units in buildings of mixed-use occupancy. Required signs shall be clearly visible from the front of the building and conform to the following criteria:

1. All signs shall begin with the letter **R** followed by a hyphen.
2. **R** - shall be followed by cardinal numbers denoting the floors containing dwelling units. Example: **R-2** denotes dwelling units on the 2nd floor; **R-2-3** denotes dwelling units on the 2nd and 3rd floors.
3. Letters shall have a minimum of 4" high with a 1/2" wide stroke.
4. Letters shall contrast to their background.
5. Letters on glass shall be in reflective tape.
6. In the event that dwelling units are added or removed from floors, the required sign shall be updated prior to the occupancy of the altered floor space.
~~7.~~

SECTION 4. Section 8.04.040 of Chapter 8.04 of Title 8 of the Santa Barbara Municipal Code is amended to read as follows:

8.04.040 Amendments to International Wildland-Urbane Interface Code.

In response to local climatic, geological and topographical conditions, The 2024 International Wildland-Urbane Interface Code and the 2025 California Wildland-Urbane Interface Code, as adopted by reference by in Section 8.04.010, are amended as follows:

~~M Section 4901 "General" is amended to read as follows:~~has been removed in its entirety and replaced with ~~THE 2025 EDITION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE.~~

A. **Section ~~4901.1~~101.2 Scope.** The mitigation of conditions where a wildfire burning in vegetative fuels may readily transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities, or result in large property losses shall comply with this chapter. In addition, this section is intended to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire which might be caused by recreational, residential, commercial, industrial or other activities conducted in Wildland Urban Interface Areas (WUI). The WUI is defined by the City of Santa Barbara Community Wildfire Protection Plan (CWPP), formerly the Wildland Fire Plan, and includes, but is not limited to, areas defined by the State of California as Very High Fire Hazard Severity Zones (VHFHSZ). Future revisions and updates to the City CWPP shall be incorporated into this Code by reference as best practices, whether or not adopted as mandatory code sections.

Section ~~4901.2~~101.3 Purpose. The purpose of this code is to provide minimum standards to ~~increase~~ the ability of a building to resist the intrusion of flame or burning embers being projected by a vegetation fire and contributes to a systematic reduction in conflagration losses through the use of performance and prescriptive requirements. In addition, the purpose of this code is to prevent the occurrence of fires and to provide adequate fire- protection facilities to control the spread of fire which might be caused by recreational, residential, commercial, industrial or other activities conducted in the Wildland Urban Interface Area.

Section ~~4901.3~~101.4 Policy. The policy direction for the City of Santa Barbara Wildland Urban Interface Area is established by the City of Santa Barbara Wildland Fire Plan, approved by City Council in January of 2004 and formally recognized as the CWPP in

2011.

B. ~~N.~~Section ~~4902~~ 202 "Definitions" is amended to add the definitions of "Spark Arrester", "Tracer", and "Tracer Charge" and to amend the definition of "Wildland-Urban Interface Fire Area" to read as follows:

Spark Arrester is defined as a device constructed of non-flammable materials specifically for removing and retaining carbon and other flammable particles over 0.0232 inches in size from the exhaust flow of an internal combustion engine operated by hydrocarbons.

Tracer is any bullet or projectile incorporating a feature which marks or traces the flight of said bullet or projectile by flame, smoke or other means which result in fire or heat.

Tracer Charge is any bullet or projectile incorporating a feature designed to create a visible or audible effect by means which result in fire or heat and shall include any incendiary bullets and projectiles.

Wildland-Urban Interface Area is 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, or other areas designated by the enforcing agency to be at a significant risk from wildfires. The CWPP outlines the Wildland Urban Interface Area within the City of Santa Barbara's local jurisdiction. For purposes of this code, Wildland Urban Interface Area and High Fire Hazard

C. Section 302 “Wildland Urban Interface Designations” is amended to add Section 302.1~~4904.1.1~~ to read as follows:

302.1 Local Land Classification. Lands in the local jurisdiction are classified by the Fire Code Official in accordance with the City of Santa Barbara as Coastal, Coastal Interior, Foothill, Foothill Extreme, High Fire Hazard Areas..

Area are interchangeable. Future updates and revisions to the City High Fire Hazard Area maps shall be incorporated by reference.

D0. ~~Section~~. Section 602~~4903~~ "Plans" is amended to read as follows:

~~4903.1~~602.1 General. When required by the fire code official, a fire protection plan shall be prepared for parcels within the High Fire Hazard Area.

~~4903.2~~602.2 Content. The plan shall be based on site specific wildfire hazard and risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building construction and fire-resistance factors, fire protection systems and equipment, evacuation, defensible space and vegetation management. The plan shall also address any off site factors listed above that affect the project area.

~~4903.3~~602.2.1 Cost. The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

~~4903.4~~602.2.2 Plan retention. The fire protection plan shall be retained by the fire code official.

~~Section 4904 "Fire Hazard Severity Zones"~~302 “Wildland Urban Interface Designations” ~~is amended to add Section~~
~~4904.1.1 to read as follows:~~

~~4904.1.1~~302.1 Local Land Classification. ~~Lands in the local jurisdiction are classified by the Fire Code Official in accordance with the City of Santa Barbara.~~

E.Section ~~4906 "Hazardous Vegetation and Fuel Management"~~603 “Vegetation Plan” is amended to add Section ~~4906.1.1~~603.1 to read as follows:

~~4906.1.1~~603.1 General. The City of Santa Barbara CWPP identifies vegetation management areas that pose an increased threat to the community during a wildland fire. Within these areas the fire code official has the authority to work with property owners to reduce the amount of flammable vegetation outside the defensible space areas. These areas include both City and Private lands. Standards for vegetation management are specified in the City CWPP.

~~4906.1.2~~603.1.1 Flammable Vegetation. Vegetation installed without an approved landscape plan shall be removed if in the opinion of the fire code official, it is capable of being ignited and endangering property

~~4906.3~~603.3 New Development. New developments in the High Fire Hazard Area must submit Landscape Plans for review by the fire code official. Landscaping shall meet the High Fire Hazard Area Defensible Space Requirements outlined in the City of Santa Barbara CWPP. All landscape plant species must be fire resistant as described in the CWPP High Fire Hazard Area Landscape Requirements.

F.Section ~~4907~~ 604 "Defensible Space" is amended by adding the following:

~~4907.1.1~~604.1 General. Persons owning, leasing, controlling, operating or maintaining buildings or structures in, upon or adjoining hazardous fire areas, and persons owning, leasing or controlling land adjacent to such buildings or structures, shall follow defensible space requirements outlined in ~~4907.1~~604.3 through ~~4907.11.~~604.5 For purposes of this section, defensible space requirements shall apply to persons owning, leasing or controlling land with hazardous vegetation that is within the required defensible space of structures on adjacent properties.

~~4907.3~~604.6 Distance Requirements: Maintain an effective firebreak by removing and clearing away flammable vegetation and combustible growth from areas within 30 to 150 feet of such buildings or structures as outlined in the following zones;

1. Coastal ~~Interior~~ 30~~50~~ to 50~~50 70~~ feet brush clearance from structures
2. Coastal Interior 50~~50~~30 to 70~~70 50~~ feet brush clearance from structures
3. Foothill 100 feet brush clearance from structures
4. Extreme Foothill 150 feet brush clearance from structures

Exceptions:

1. Single specimens of trees, ornamental shrubbery or similar plants used as ground covers do not have to be removed, provided they do not form a means of rapidly transmitting fire from the native growth to any structure.
2. Grass and other vegetation located more than 30 feet from buildings or structures and less than 18 inches in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.

~~4907.4~~604.7 Chimney Clearance. Remove portions of trees which extend within 10 feet (3048 mm) of the outlet of a chimney.

~~4907.5~~604.8 Overhanging Trees. Maintain trees adjacent to or overhanging a building free of deadwood.

~~4907.6~~604.9 Vines and Climbing Ornamental Plants: Existing vines and climbing plants attached to structures must be maintained in a well-watered condition, free of excessive dead material and trimmed to minimize fire propagation.

~~4907.7~~604.10 Roof Debris. Maintain the roof and gutters of a structure free of leaves,

needles or other dead vegetation.

~~4907.8~~604.11 **Additional Clearance Requirements.** Within any High Fire Hazard Area additional brush clearance may be required on slopes greater than 30%. Slopes ranging between 30 and 40 % slope may require 200 feet clearance. Slopes ranging from 41 to 60% may require 250 to 300 foot clearance.

~~4907.9~~604.12 **High Fire Hazard Area Fire Safe Landscaping**. All parcels in the High Fire Hazard Area must meet defensible space requirements as outline in 4907.1. Defensible space requirements can be met though fire safe landscaping in accordance with The City of Santa Barbara CWPP High Fire Hazard Area Defensible Space and Landscape Requirements.

~~4907.10~~604.13 **Vegetation Road Clearance.** The owner, occupant or other person in control of any real property (vacant or developed) in, upon, or adjoining hazardous fire areas, and the owner, occupant or other person in control of real property adjacent to such property shall:

1. Maintain an area cleared of flammable vegetation and other combustible growth for a distance of 10 feet on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic.

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided they do not form a means of readily transmitting fire.

2. Maintain an area cleared of all overhanging vegetation for a vertical clearance of not less than 13 feet 6 inches within the full portion of highways and private streets which are improved, roadway and one foot (1 foot) on each side from the edge of the drivable roadway.

~~4907.11~~604.14 **Unusual Circumstances.** If the fire code official determines that difficult terrain, danger or erosion or other unusual circumstances make strict compliance with the clearance of vegetation provisions of Sections ~~4907~~ 604 undesirable or impractical, enforcement thereof may be suspended and approved alternative measures shall be provided.

G. Section ~~4908~~ 613 "Trespassing On Posted Property" is added to Chapter ~~6~~49 to read as follows:

~~4911.1~~613.1 **General.** When the fire code official determines that a specific area within the High Fire Hazard Area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provides.

~~4911.2.~~613.2 **Signs.** Approved signs prohibiting entry by unauthorized persons and referring to Section 4908.1 shall be placed on every closed area pursuant to this section.

~~4911.3~~613.3 **Trespassing.** Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state and federal public officers and their authorized agents acting in the course of duty.

~~4911.4~~613.4 **Tampering With Fire Department Locks, Barricades And Signs** Locks, barricades, seals, cables, signs and markers installed within the High Fire Hazard Area, by or under the control of the fire code official, shall not be tampered with, mutilated, destroyed or removed. Gates, doors, barriers and locks installed by or under the control of the fire code official shall not be unlocked.

H. Section ~~4912~~ 614 "Ignition Sources" is added to Chapter ~~6~~49 to read as follows:

~~4912.1~~614.1 **General.** Control of ignition sources in the High Fire Hazard Area shall be in accordance with 614.2~~4912.1~~ through 614.13.~~4912.13.~~

~~4912.2~~614.2 **Smoking.** Lighting, igniting or otherwise setting fire to or smoking as defined in Title 9 of the Santa Barbara Municipal Code in public places in the High Fire Hazard Are is prohibited.

~~4912.3~~614.3 **Spark Arresters.** Chimneys used in conjunction with fireplaces, barbeques or heating appliances in which solid or liquid fuels is used, upon buildings, structures or premises located within 200 feet of the High Fire Hazard Area, shall be provided with a spark arrestor constructed with heavy wire mesh or other non-combustible material with openings not to exceed 1/4 inch.

~~4912.4~~614.4 **Suppression Equipment for Gasoline-Fueled Internal Combustion Engines-Off Road Vehicles.** No person shall use or operate any internal combustion engine which operates on hydrocarbon fuels on any forest, brush, or grass covered land without providing, and maintaining in good working order, a spark arrester attached to the exhaust system, except for motorcycles, vehicles equipped with a muffler as defined by the California Vehicle Code, such as motor trucks, truck tractors, buses, and passenger vehicles are not subject to the provisions of this section. Spark arresters affixed to the exhaust of engines shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

~~4912.5~~614.5 **Suppression Equipment For Gasoline-Fueled Internal Combustion Engines-Tools.** No person shall use or operate any portable saw, auger, drill, tamper or other portable tool powered by a gasoline-fueled internal combustion engine on or near any forest, brush, grass covered land, within 25 feet from any flammable material without providing at the immediate location a round point shovel or a 2A 10 BC fire extinguisher.

The above tools shall at no time be farther than 25 feet, with unrestricted access, from the operator to the point of operation.

614.6~~4912.6~~ **Tracer Bullets, Tracer Charges, Rockets And Model Aircraft.** Tracer bullets and tracer charges shall not be possessed, fired or caused to be fired into or across wildland urban interface areas. Rockets, model airplanes, gliders and balloons powered with an engine, propellant or other feature liable to start or cause fire shall not be fired or projected into or across the wildland urban interface area.

~~4912.7~~614.7 **Apiaries.** Lighted and smoldering material shall not be used in connection with smoking bees in or upon the High Fire Hazard Area except by permit from the fire code official.

~~4912.8~~614.8 **Open Flame Devices.** Welding torches, tar pots, decorative torches and other devices, machines or processes liable to start or cause fire shall not be operated or used in or upon the High Fire Hazard Area except by permit from the fire code official.

Exception: Use within habited premises or designated campsites which are a minimum of 30 feet from grass, grain, brush or forested areas.

~~4912.9~~614.9 **Outdoor Fires.** Outdoor fires shall not be built, ignited or maintained in or upon, the High Fire Hazard Area, except by permit from the fire code official. Permits shall incorporate such terms and conditions which will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or upon the High Fire Hazard Area under the following conditions:

a. When high winds are blowing;

b. When a person age 17 or over is not present at all times to watch and tend fire; or

c. When the fire code official declares a Red Flag Warning.

~~4912.10~~614.10 **Outdoor Fireplaces and Barbeques.** Permanent barbeques, portable barbeques, outdoor fireplaces or grills shall not be used for the disposal of rubbish, trash, or combustible waste material. Permanent barbeques outdoor fireplaces, portable barbeques and grills shall be a minimum of 30 feet from grass, grain, brush or forested areas, maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrester, screen, or door.

Exception: When approved, unprotected openings in barbeques and grills necessary for proper functioning.

~~4912.11~~614.11 **Dumping.** Garbage, cans, bottles, papers, ashes, refuse, trash, rubbish or combustible waste material shall not be placed, deposited or dumped in or upon the High Fire Hazard Area or in, upon or along trails, roadways or highways in the High Fire Hazard Area.

Exception: Approved public and private dumping areas.

~~4912.12~~614.12 **Disposal Of Ashes.** Ashes and coals shall not be placed, deposited or dumped in or upon the High Fire Hazard Area.

Exception: (1) In the hearth of an established fire pit, camp stove or fireplace, (2) In a noncombustible container with a tight fitting lid, which is kept or maintained in a safe location not less than 10 feet from combustible vegetation or structures, (3) Where such ashes or coals are buried and covered with 1 foot of mineral earth not less than 25 feet from combustible vegetation or structures.

~~4912.13~~614.13 **Use Of Fire Roads And Firebreaks.** Motorcycles, motor scooters and motor vehicles shall not be driven or parked upon, and trespassing is prohibited upon, fire

roads or firebreaks beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner which obstructs the entrance to a fire road or firebreak.

Exception: Public officers acting within their scope of duty.

~~Section 5601 "General" is amended to add Sections 5601.2, 5601.3, and 5601.4 to read as follows:~~

~~**Section 5601.2 Explosives and Blasting Agents.** Storage of explosives and blasting agents is restricted to the A-I (Airport Industrial) zone.~~

~~**Section 5601.1.3 Fireworks.** The manufacturing, possession, storage, sale, use and handling of fireworks are prohibited in the City of Santa Barbara.~~

~~Exceptions:~~

~~Storage and Handling of Fireworks as allowed in Section 5604.~~

~~Manufacture, testing and assembly of fireworks as allowed in Section 5605 and Health and Safety Code Division 11.~~

~~The use of Fireworks for Fireworks displays, pyrotechnics before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions as allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.~~

~~**Section 5601.7 Seizure:** The fire code official is authorized to remove or caused to be removed or disposed of in an approved manner, at the expense of the owner, explosives, explosive materials or fireworks offered or exposed for sale, stored, possessed or used in violation of this ordinance and Chapter 56.~~

~~SECTION 4. Section 8.04.030 of Chapter 8.04 of Title 8 the Santa Barbara Municipal Code is adopted to read as follows:~~

~~**8.04.030 Fire Prevention Development Standards**~~

~~A **Fire Zone 2.** Buildings or portions of buildings constructed within the boundaries of Fire Zone 2, as designated by the fire code official and shown on a map on file with the City Clerk and the Community Development Department, shall provide a ten thousand (10,000) gallon water tank to be used for fire protection purposes only, designed, installed and maintained in a manner approved by the fire code official, incorporating each of the following additional features in its construction:~~

~~All fire department access complies with the requirements of Section 503 of the International Fire Code (2021 Edition) as amended by this Chapter; and~~

~~All plantings used for landscaping within one hundred-fifty feet (150') of any structure must be fire resistant; and~~

~~All native brush, shrubs and grasses are kept cleared to within one hundred-fifty feet (150') of any structure; and~~

~~Residential fire sprinklers are installed in any building used for sleeping or cooking according to National Fire Protection Association Residential Standards.~~

Mixed Use Occupancy Notification System. Signs shall be installed in a manner and in locations approved by the fire code official indicating the presence of residential dwelling units in buildings of mixed-use occupancy. Required signs shall be clearly visible from the front of the building and conform to the following criteria:

All signs shall begin with the letter **R** followed by a hyphen.
R - shall be followed by cardinal numbers denoting the floors containing dwelling units. Example: **R-2** denotes dwelling units on the 2nd floor; **R-2-3** denotes dwelling units on the 2nd and 3rd floors.
Letters shall have a minimum of 4" high with a 1/2" wide stroke.
Letters shall contrast to their background.
Letters on glass shall be in reflective tape.
In the event that dwelling units are added or removed from floors, the required sign shall be updated prior to the occupancy of the altered floor space.

ATTACHMENT 6

City of Santa Barbara
Fire Department

Memorandum

DATE: 09/23/2025

TO: Christina Dye, Chief Building Official

CC: Jose Barajas Plan Check Supervisor

FROM: Ryan DiGuilio, Fire Marshal

SUBJECT: Building Hazard Categories and Fire Sprinklers

This memo is to clarify the Fire Department position on "Change of Occupancy to a Higher Hazard Classification" for purposes of California Fire Code Adopting Ordinance XXXX. The intent of the section 903.2.22.5 (below) is to require fire sprinklers when a building undergoes a change in use to a higher hazard classification:

"903.2.22.5 Change of Occupancy to a Higher Hazard Classification. Any change of occupancy in an existing building where the occupancy changes to a higher hazard classification"

The problem has been that the California Building Code does not publish a simplified chart of relative hazard occupancies for plan reviewers to refer to when attempting to make the determination on sprinklers. Such a chart does exist in the 2024 International Existing Building Code, under Table 1011.5, which bases hazard classification on means of egress. Although not adopted as part of the City Municipal Code, the Fire Department intends to use a slightly modified version of Table 1011.5 as a nationally recognized standard, and apply that table for purposes of sprinkler requirements regarding change of use. The one modification made to the published table is that we have moved the "M" classification to the level 4 category. The reason for this move is that a large number of "B" and "M" occupancies interchange over time with no apparent elevation of the hazard. This adjusted chart is therefore intended for interpretation of CFC 903.2.22.5 only.

TABLE 1011.5 MEANS OF EGRESS HAZARD CATEGORIES

RELATIVE HAZARD	OCCUPANCY CLASSIFICATIONS
1 (Highest Hazard)	H
2	I-2, I-3, I-4
3	A, E, I-1, R-1, R-2, R-4
4	M, B, F-1, R-3, S-1
5 (Lowest Hazard)	F-2, S-2, U