

ORDINANCE NO. 1131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN JUAN CAPISTRANO, CALIFORNIA, AMENDING SPECIFIC SECTIONS OF TITLE 8 OF THE SAN JUAN CAPISTRANO MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), INCLUDING THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA FIRE CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE INCLUDING APPENDIX CI SWIMMING POOL SAFETY ACT, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; AND THE ORANGE COUNTY GRADING AND EXCAVATION CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS, AND PENALTIES THERETO.

WHEREAS, the California Building Standards Commission (the "Commission") recently adopted the 2025 California Building Standards Code, which will go into effect on January 1, 2026; and

WHEREAS, California Health & Safety Code Sections 17958 *et seq.*, and 18941.5 authorize cities and counties to modify the California Building Standards Codes by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, notwithstanding the above, California Health & Safety Code Section 17958.5(c) prohibits cities and counties from making any change or modification to the building standards in the California Building Standards Code that would affect residential units, unless a specified exception applies; and

WHEREAS, based upon the recommendations of the Fire Marshal and the Building Official, the City Council finds that certain proposed amendments to the 2025 California Building Standards Code set forth in this Ordinance are more restrictive than the standards adopted by the California Building Standards Commission, would decrease the number of potential incidence of property damage, injury and death due to fires and earthquakes, and are reasonable and necessary to mitigate local climatic, geological or topographical conditions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN JUAN CAPISTRANO DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. California Environmental Quality Act.

Pursuant to Section 15060(c)(2) of the California Environmental Quality Act ("CEQA") Guidelines, the City Council finds that this Ordinance will not result in a direct

or reasonably foreseeable indirect physical change in the environment and therefore is not subject to the CEQA. Additionally, pursuant to Section 15060(c)(3), the activity is not a “project” as defined in Section 15378 because it has no potential for resulting in physical change to the environment, directly or indirectly.

Section 2. Adoption of the California Building Standards Code.

Section 8-2.01 of Chapter 2, Title 8, of the San Juan Capistrano Municipal Code, entitled "Adoption of the 2022 California Building Codes," is hereby amended to read as follows:

“Section 8-2.01 Adoption of the 2025 California Building Code.

For the purpose of prescribing regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures, the following construction codes subject to the modifications set forth in this Chapter, are hereby adopted: the California Building Code, 2025 Edition, volumes 1 and 2, based on the 2024 International Building Code as published by the International Code Council, ; the California Residential Code, 2025 Edition, based on the 2024 International Residential Code as published by the International Code Council, together with the California Residential Code Appendix C1 Swimming Pool Safety Act; the California Green Building Standards Code, 2025 Edition, as published by the California Building Standards Commission; the California Plumbing Code, 2025 Edition, based on the 2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials; the California Mechanical Code, 2025 Edition, based on the 2024 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials; the California Energy Code, 2025 Edition, based on the 2024 California Energy Code as published by the International Code Council; the California Electrical Code, 2025 Edition, based on the 2023 National Electrical Code as published by the National Fire Protection Association; the California Fire Code, 2025 Edition, based on the 2024 International Fire Code as published by the International Code Council. For the purpose of prescribing regulations for grading and excavations, the most current Orange County Grading and Excavation Code, as it may be amended from time to time, is hereby adopted in lieu of Appendix J to the California Building Code (as adopted by the California Department of Housing and Community Development (“HCD”), pursuant to the City’s findings regarding certain local topographical and geologic conditions. The provisions of these Construction Codes as amended by this chapter shall constitute the Building Regulations of the City of San Juan Capistrano. Where the California Code of Regulations and State Building Standards Code of Regulations differ from any sections of the Construction Codes, State regulations shall prevail over the Construction Codes.

One (1) copy of all the above codes and standards therefore are on file in the office of the Building Official, pursuant to Health & Safety Code Section 18942(d)(1), and are made available for public inspection.

Moreover, pursuant to Section 1004 of Title 25 of the California Code of Regulations, the City has assumed responsibility for enforcing Health & Safety Code,

Parts 2.1 and 2.3 of Division 13, and Title 25, California Code of Regulations, Division 1, Chapters 2 and 2.2. The City shall enforce these regulations as set forth in Section 1004 and applicable law.”

Section 3. Amendments, Additions, and Deletions to 2025 California Building Standards Code.

Section 8-2.02 of Chapter 2, Title 8, of the San Juan Capistrano Municipal Code, entitled “Amendments to the 2025 California Building Code,” is hereby amended to read as follows:

“Section 8-2.02 Amendments to 2025 California Building Code.

Section 100, “Division II Scope and Administration,” is hereby amended to read as follows:

1. **Section 101.2, “Scope,”** is hereby amended to add a second paragraph after the first paragraph and before the exception, to read as follows:

The provisions of these codes shall apply to and affect all of the territory of the City of San Juan Capistrano, except work located primarily in a public way; public utility towers and poles; hydraulic flood control structures; facilities for the production, generation, storage, or transmission of water or electrical energy by a local agency.

2. **Section 105.2, “Work exempt from permit,”** is hereby amended by modifying “Building” sub-heading items to read as follows:

Building.

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses and structures such as portable shade cloth structures, and permanent or temporary tents, unless otherwise regulated by adopted codes, provided the floor area does not exceed 120 square feet. Such structures must comply with any applicable Fire Code requirements.
2. Wood, vinyl, wrought iron, or similar fences not over 7 feet high measured from the bottom of the footing. Masonry or concrete fences not over 36 inches in height measured from the top of footing to top of wall.
3. Oil derricks.
4. Retaining walls that are not over 48 inches in height measured from the bottom of footing to the top of wall unless supporting a building or slope surcharge, located at the top of a slope or impounding Class I, II or II-A liquids.

5. Water tanks supported directly on 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. Decks, platforms or similar structures, walkways, sidewalks and driveways not more than 30 inches above adjacent grade, not over any basement or story below and are not part of an accessible route or means of egress from a habitable structure.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work unless that work also involves structural or non-structural wall, floor or ceiling modifications or electrical, mechanical or plumbing relocation, addition or modifications.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Group R-3 and U occupancies.
13. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.
14. Radio and television antenna, flagpoles and security camera support poles not exceeding six (6) inches in diameter and not over sixteen (16) feet in height as measured from adjacent grade.
15. Non-illuminated wall mounted signs, provided they are less than 7 feet above the adjacent grade or walking surface (as measured from the lowest part of the sign) are no more than 32 square feet in viewable area and are no more than 75 lbs. in weight.
16. Intermodal shipping containers used for non-habitable storage purposes and not repurposed for use as buildings or structures.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

3. **Section 105.5, “Expiration,”** is hereby amended by adding section 105.5.2 to read as follows:

105.5.2 Permit renewal after expiration

Before work can reconvene after a permit expires, a new permit shall first be obtained to do so, and the fee shall be one half the amount required for a new permit for such work, provided no substantial changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit that has been expired longer than one year, if there are substantial changes to the original plans or if the original permit was issued under a previous code cycle, the permittee shall pay all new fees and submit plans for review under the latest adopted codes.

4. **Section 107.1, “General,”** is hereby amended to add a second paragraph after the first paragraph and before the exception that reads:

A full and complete soils report, prepared by a qualified civil engineer licensed by the State of California to practice as such shall be submitted at the time of permit application. A full and complete soils report is required for all new construction and additions, including accessory dwelling units (ADUs) and in-ground swimming pools/spas. The Building Official may waive the requirement for a full and complete soils report if it is determined that a full and complete soils report is not necessary after considering the project location and geological history, use and occupancy and the foundation proposed. In lieu of a full and complete soils report, the Building Official is authorized, but not required, to accept a soils field memo at the time of foundation inspection that addresses soils competency for the proposed construction.

5. **Section 107.3, “Examination of documents,”** is hereby amended to add a second paragraph that reads:

When submittal documents are required by Section 107.1, a plan review fee shall be paid at the time of submitting the documents for plan review. Said plan review fees are separate fees from the permit fees specified in Section 109.2 and are in addition to the permit fees. The plan review fee shall be as set forth in the City Council Fee Resolution.

6. **Section 107.5, “Retention of construction documents,”** is hereby amended to add a second paragraph that reads:

The approved plan, permit application and inspection card and other construction documents required by the Building Official shall be digitally imaged after the final inspection and will be a permanent record in the City. The applicant shall pay the cost of digital imaging at the time of permit.

7. **Section 109.2, “Schedule of permit fees,”** is hereby amended to add a sentence at the end of the paragraph that reads:

The fee for each permit shall be as set forth in the City Council Fee Resolution unless otherwise specified by the code.

8. **Section 109.4, “Work commencing before permit issuance,”** is hereby amended to add a second paragraph that reads:

An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be as authorized and adopted by the City Council Fee Resolution . The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

9. **Section 109.6, “Refunds,”** is hereby amended to read in its entirety:

109.6 Refunds.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

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

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of payment.

10. **Section 109, “Fees,”** is hereby amended by adding a new Subsection 109.7 as follows:

109.7 Fees/Deposit. The Building Official may require a deposit from the applicant for a certain project or work in order to secure the request for final inspection approvals from the applicant or the repairing of damaged City properties during the period of construction. The deposit money will be refunded to the applicant when the final inspections are approved or the

damages are repaired to the satisfaction of the City. The deposit amount shall not be more than twice the permit fee.

12. **Section 110, “Inspections,”** is hereby amended by adding a new Subsection 110.7 as follows:

110.7 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections previously given to the applicant, contractor or other responsible individual are not made.

This subsection is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise made available on site, when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the Building Official.

To obtain a re-inspection, the applicant shall first pay the re-inspection fee as established by the City Council Fee Resolution.

In instances where re-inspection fees have been assessed, no additional inspections will be performed until the required fees have been paid.

13. **Section 111.1, “Change of occupancy,”** is hereby amended to read as follows:

No building or structure shall be used or occupied, and no change in the use of or occupancy classification of any existing building or structure or portion thereof, including tenant spaces, shall be made until the Building Official has issued a certificate of occupancy upon a Final approval of permit(s) for said building or structure or portion thereof in accordance with the provisions of section 111.2. A certificate of occupancy will not be issued for shell structures only as they will be issued for the individual tenant spaces. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the City. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the City shall not be valid.

Exception: Certificates of occupancy are not required for work exempt from permits in accordance with Section 105.2.

14. **Section 111.2, “Certificate issued,”** is hereby amended to read as

follows:

(a) The Building Official shall not issue a certificate of occupancy for any building or structure subject to this code when the Building Official has found violation(s) of any municipal code, county code or applicable state law provision related to any form of building or grading activity occurring on the subject property.

(b) If the Building Official determines that a certificate of occupancy may be issued in conformance with the requirements of this Code, the certificate shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of that portion of the building for which the certificate of occupancy is issued.
5. A statement that the described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use.
6. The name of the Building Official.
7. The addition of the code under which the permit was issued.
8. The use and occupancy.
9. The type of construction.
10. The design occupant load.
11. Whether an automatic fire sprinkler system was required and where such system is provided.
12. Any special stipulations or conditions of the building permit.

15. **Section 114.1, "Unlawful acts,"** is hereby amended to read as follows:

114.1 Unlawful acts. It shall be unlawful and subject to immediate administrative, civil, or criminal prosecution for any person, firm, or corporation to erect, construct, alter, extend, repair, move, remove, demolish, occupy, or maintain any building, structure, equipment, installation or land regulated by this code, or cause or permit the same to be done, in conflict with or in violation of any of the provisions of this code. This shall include, without limitation, maintaining any building, structure, equipment, installation, or land that was erected, constructed, altered, extended, repaired, moved, removed, demolished in violation of this code.

16. **Section 202, "Definitions,"** is hereby revised by adding the following definitions for "OCFA," "Spark Arrester," and "Independent Structure or Building":

202 Definitions.

OCFA. Orange County Fire Authority, fire authority having jurisdiction.

SPARK ARRESTER. A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
2. Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.

INDEPENDENT STRUCTURE OR BUILDING. A structure or building on one parcel shall be considered an independent structure or building when physically separated from any other structure or building. For Building Code purposes, two or more independent structures or buildings on one parcel are considered one structure or building when connected by at least one structurally and electrically continuous footing AND connected by at least one exterior wall joining top and bottom plates of each structure, or by substantially equivalent means as determined by the Building Official.

17. **Section 502.1, "Address identification,"** is hereby revised to read as follows:

502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. For all occupancies each character shall be not less than 6 inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

18. **Section 903.2, "Where required,"** is hereby revised to read as follows:

903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

1. New buildings: Notwithstanding any applicable provisions of Sections through 903.2.19, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.

Exception: Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code.

2. Existing Buildings: Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building of any occupancy when an addition occurs and one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet.
 - b. When an addition exceeds 2000 square feet and the resulting building area exceeds 5000 square feet.
 - c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Additions to Group R-3 occupancies shall comply with Section 903.2.8 (2).

19. **Section 903.2.8, "Group R,"** is hereby revised to read as follows:

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

1. New Buildings: An automatic sprinkler system shall be installed throughout all new buildings.
2. Existing R-3 Buildings: An automatic sprinkler system shall be installed throughout when the floor area resulting from alterations within any two-year period exceeds 50 percent of the gross floor area of the existing structure and the new building gross floor area exceeds 5,000 square feet.

Exceptions:

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies and not housing bedridden clients, not housing non-ambulatory clients above the first floor, and not housing clients above the second floor.
2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 435.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code, Section 13113, occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities,

and the buildings or portions thereof in which such children are housed are not more than two stories in height, and building or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.

4. Pursuant to Health and Safety Code, Section 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

When not used in accordance with Section 504.2 or 506.3 of the California Building Code, an automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in Group R-2.1 occupancies.

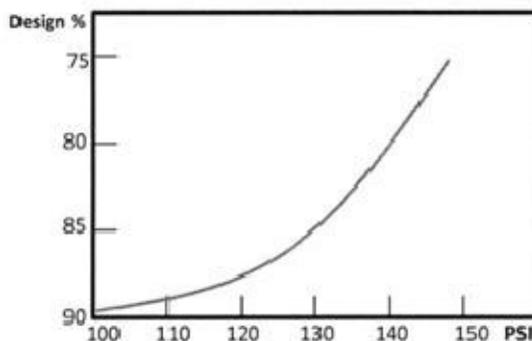
An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall not be utilized in Group R-2.1 or R-4 occupancies.

20. **Section 903.3.5.3, "Hydraulically calculated systems,"** is hereby added as follows:

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

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

**TABLE 903.3.5.3
Hydraulically Calculated Systems**



21. **Table 1505.1** is hereby amended to read as follows:

TABLE 1505.1^a

**MINIMUM ROOF ASSEMBLY CLASSIFICATION FOR
TYPES OF CONSTRUCTION**

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

For SI: 1 foot= 304.8 mm, 1 square foot= 0.0929 m².

a. Unless otherwise required in accordance with Chapter 7A.

22. **Section 1505.1.2, “Roof coverings within all areas other than fire hazard severity zones or a wildland-urban interface (WUI),”** is amended to read as follows:

1505.1.2 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 10 percent (10%) of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

23. **Section 1505.5, “Nonclassified roofing,”** is deleted.

24. **Section 1505.7, “Special purpose roofs,”** is deleted.

25. **Chapter 35, “Referenced Standards,”** is adopted in its entirety with the following amendments:

- a. **NFPA 13, 2025 Edition, “Standards for the Installation of Sprinkler Systems,”** is hereby amended as follows:

Section 16.12.3.3 is hereby revised to read as follows:

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

Section 9.4.3.1 is hereby revised to read as follows:

9.4.3.1 When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered

undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

- (1) Quick-response type as defined in 3.3.215.4.16.
- (2) Residential sprinklers in accordance with the requirements of Chapter 12.
- (3) Quick response CMSA sprinklers.
- (4) ESFR sprinklers.
- (5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers.
- (6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems.

Section 9.2.1.7 is hereby revised as follows:

9.2.1.7 Concealed spaces filled with noncombustible insulation shall not require fire sprinkler protection when approved by the Fire Code Official.

- b. **NFPA 13D 2025 Edition, “Standards for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes,”** is hereby amended as follows:

Section 7.1.2 is hereby revised to read as follows:

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

- c. **NFPA 14, 2024 Edition, “Standards for the Installation of Standpipe and Hose Systems,”** is hereby amended as follows:

Section 7.3.1.1 is hereby deleted in its entirety.

- d. **NFPA 24, 2019 Edition, “Standards for the Installation of Private Fire Service Mains and Their Appurtenances,”** is hereby amended as follows:

Section 6.2.8.1 is hereby added as follows:

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

Exceptions:

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

Section 6.2.9 is hereby revised to read as follows:

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

- (1) A post indicator valve installed not less than 40 ft (12 m) from the building.
 - (a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.
- (2) A wall post indicator valve.
- (3) An indicating valve in a pit, installed in accordance with Section 6.4.
- (4) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building.
 - (a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.
- (5) Control valves installed in a fire-rated room accessible from the exterior.
- (6) Control valves in a fire-rated stair enclosure accessible from the exterior.

Section 10.1.5 is hereby added to read as follows:

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

Exception: 304 or 316 Stainless Steel pipe and fittings.

Section 10.4.1.1, "Coatings," is hereby revised to read as follows:

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

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

Section 10.4.1.1.1 is hereby added as follows:

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

Section 10.4.3.2 is hereby deleted.”

Section 4. Adoption of the 2025 California Electrical Code.

Section 8-3.01 of Chapter 3, Title 8, of the San Juan Capistrano Municipal Code, entitled “Adoption of the 2022 California Electrical Code,” is hereby amended to read as follows:

“Section 8-3.01 Adoption of the 2025 California Electrical Code.

The 2025 California Electrical Code, based on the 2023 National Electrical Code as published by the National Fire Protection Association, is hereby amended to read as follows:

- a. **Article 358.10(B)(1), “Galvanized Steel and Stainless Steel EMT, Elbows, and Fittings,”** is amended to read as follows:

Galvanized steel and stainless steel EMT, elbows, and fittings shall be permitted to be installed in concrete or in areas subject to severe corrosive influences where protected by corrosion protection and approved as suitable for the location.

- b. **Article 358.12, “Uses Not Permitted,”** is hereby amended by the addition of Condition (3), as follows:

(3) In direct contact with earth when not adequately protected from corrosion and approved as suitable for the location.”

Section 5. Adoption of the 2025 California Mechanical Code.

Section 8-4.01 of Chapter 4, Title 8, of the San Juan Capistrano Municipal Code, entitled “Adoption of the 2022 California Mechanical Code,” is hereby amended to read as follows:

“Section 8-4.01 Adoption of the 2025 California Mechanical Code.

The 2025 California Mechanical Code, based on the 2024 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference and made part of this code.”

Section 6. Adoption of the 2025 California Plumbing Code.

Section 8-5.01 of Chapter 5, Title 8, of the San Juan Capistrano Municipal Code, entitled “Adoption of the 2022 California Plumbing Code,” is hereby amended to read

as follows:

“Section 8-5.01 Adoption of the 2025 California Plumbing Code.

The 2025 California Plumbing Code, based on the 2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference and made part of this code, and is hereby amended to read as follows:

Section 1210.3.1.1, “Corrosion protection for exposed iron piping,” is hereby added as follows:

1210.3.1.1 Corrosion protection for exposed iron piping. Iron piping installed in exposed exterior locations shall be factory plated with a galvanized zinc coating or shall otherwise be protected from corrosion by suitable means acceptable to the Building Official.”

Section 7. Adoption of the 2025 California Energy Code.

Section 8-15.01 of Chapter 15, Title 8, of the San Juan Capistrano Municipal Code, entitled “Adoption of the 2022 California Energy Code,” is hereby amended to read as follows:

“Section 8-15.01 Adoption of the 2025 California Energy Code.

The 2025 California Energy Code, as adopted by the California Energy Commission and published by the International Code Council, is hereby adopted by reference and made part of this code.”

Section 8. Adoption of the 2025 California Fire Code.

Section 8-10.01 of Chapter 10, Title 8, of the San Juan Capistrano Municipal Code, entitled “Adoption of the 2022 California Fire Code,” is hereby amended to read as follows:

“Section 8-10.01 Adoption of the 2025 California Fire Code.

The 2025 California Fire Code, based on the 2024 International Fire Code as published by the International Code Council, is hereby amended to read as follows:

Chapter 1, “Administration,” is adopted in its entirety, with the following amendments:

Section 113.4, “Violation penalties,” is hereby revised as follows:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or shall fail to comply with any issued orders or notices 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 subject to penalties assessed as prescribed in the OCFA Prevention Field Services adopted fee schedule. Each day that a violation continues after due

notice has been served shall be deemed a separate offense.

Section 113.4.2, "Infraction and misdemeanor," is hereby added as follows:

113.4.2 Infraction and misdemeanor. Persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction. Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the chief or a duly authorized representative are guilty of a misdemeanor.

Chapter 2, "Definitions," is adopted in its entirety with the following amendments:

Section 202, "General Definitions," is hereby revised by adding "OCFA" and "Spark Arrester," as follows:

202 General Definitions.

OCFA. Orange County Fire Authority, fire authority having jurisdiction.

SPARK ARRESTER. A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
2. Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.

Chapter 3, "General Requirements." Adopt Chapter 3 in its entirety, with the exception of Sections 308.1.4, 311.5 through 311.5.5, 318, and 319, and with the following amendments:

Section 304.1.3, "Vegetation," is hereby revised to read as follows:

304.1.3 Vegetation. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Part 7, the California Wildland-Urban Interface Code. Type, amount, arrangement, and maintenance of vegetation in a fuel modification area, interior slope, or similarly hazardous area shall be in accordance with OCFA Guideline C-05 "Vegetation Management Guideline-Technical Design for New Construction, Fuel Modification Plans, and Maintenance Program."

Section 305.6, “Hazardous conditions,” is hereby added as follows:

305.6 Hazardous conditions. Outdoor fires burning wood or other solid fuel are not allowed when any of the following conditions apply:

1. When predicted sustained winds exceed 8 MPH and relative humidity is less than 25%, or a red flag condition has been declared.
2. When an official sign was caused to be posted by the fire code official, or a public announcement is made.

No outdoor fires using any fuel type are permitted when predicted sustained winds exceed 20 MPH or when such fires present a hazard as determined by the Fire Code Official.

Section 305.7, “Disposal of rubbish,” is hereby amended as follows:

305.7 Disposal of rubbish. The disposal of rubbish, trash, leaves, clippings, branches or any combustible waste material by burning or incinerating shall be prohibited.

Section 307, “OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES,” is hereby revised to read as follows:

Section 307 Open Burning, Recreational Fires, Fire Pits, Fire Rings, and Portable Outdoor Fireplaces

Section 307.6, “Outdoor fireplaces, fire pits, fire rings, or similar devices used at Group R occupancies,” is hereby added as follows:

307.6 Outdoor fireplaces, fire pits, fire rings, or similar devices used at Group R occupancies. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices used at Group R shall comply with this section.

Exception: Barbeques, grills, and other portable devices intended solely for cooking.

Section 307.6.1, “Gas-fueled devices,” is hereby added as follows:

307.6.1 Gas-fueled devices. Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Division and the device is listed and designed to burn only liquefied-petroleum gas, natural gas or wood. Combustible construction shall not be located above or within 15 feet horizontally from the perimeter of the device. Where chimneys or vents are installed, they shall have a spark arrester as defined in Section 202.

Section 307.6.2, “Devices using wood or fuels other than natural gas or

liquefied-petroleum gas,” is hereby added as follows:

307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Outdoor masonry fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code or California Residential Code with clearance from combustible construction and building openings as required therein. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks.

The burning of wood or other solid fuel in a device is not allowed within 25 feet of combustible construction unless the listed and approved device allows for other clearances. Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be eliminated prior to ignition. Fires in devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.

Exceptions:

1. Portable fireplaces and fire rings/pits equipped with a device to arrest sparks shall be located at least 3' from combustible construction at R-3 occupancies,
2. Portable fireplaces, and fire pits/rings equipped with a device to arrest sparks, shall be located at least 15 feet from combustible structures at other R occupancies.

Section 307.6.2.1, “Where prohibited,” is hereby added as follows:

307.6.2.1 Where prohibited. The burning of wood and other solid fuels shall not be conducted within a fuel modification zone, Wildfire Risk Area (WRA), Wildland-Urban Interface Area (WUI), or in locations where conditions could cause the spread of fire to the WRA or WUI.

Exceptions:

1. Permanent fireplaces that are not located in a fuel modification zone.
2. Where determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.

Section 324, “Fuel modification requirements for new construction,” is hereby added as follows:

324 Fuel modification requirements for new construction. All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of OCFA Guideline C-05 "Vegetation Management Guideline - Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

Section 325, “Clearance of brush or vegetation growth from roadways,” is hereby added as follows:

325 Clearance of brush or vegetation growth from roadways. The fire code official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement shall be from the flow-line or the end of the improved edge of the roadway surfaces.

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 that they do not form a means of readily transmitting fire.

Section 326, “Unusual circumstances,” is hereby added as follows:

326 Unusual circumstances. The fire code official may suspend enforcement of the vegetation management requirements and require reasonable alternative measures designed to advance the purpose of this code if determined that in any specific case any of the following conditions exist:

1. Difficult terrain.
2. Danger of erosion.
3. Presence of plants included in any state and federal resources agencies, California Native Plant Society and county-approved list of wildlife, plants, rare, endangered and/or threatened species.
4. Stands or groves of trees or heritage trees.
5. Other unusual circumstances that make strict compliance with the clearance of vegetation provisions undesirable or impractical.

Section 327, “Use of equipment,” is hereby added as follows:

327 Use of equipment. Except as otherwise provided in this section, no person shall use, operate, or cause to be operated in, upon or adjoining any hazardous fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a spark arrester as defined in Section 202 maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

Exceptions:

1. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code of the State of California.
2. Turbocharged engines are not subject to this section if all exhausted

gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in good mechanical condition

Section 327.1, “Use of equipment and devices generating heat, sparks or open flames,” is hereby added as follows:

327.1 Equipment and devices generating heat, sparks or open flames. During any time of the year within Wildfire Risk Areas, within or immediately adjacent to any forest- or brush-covered land or non-irrigated grass-covered land, no person shall use or operate any welding equipment, cutting torches, tar pots, grinding devices, or other tools or equipment that may produce a spark, fire, or flame that could result in a wildfire without doing the following:

1. First clearing away all flammable material, including snags, from the area around such operation for a distance of 30 feet or other approved method to reduce fire spread into the wildlands. If 30-foot clearing cannot be achieved, then an alternate method shall be approved by the AHJ prior to work starting.
2. Maintain one serviceable round point shovel with an overall length of not less than forty-six (46) inches and one backpack pump water-type fire extinguisher fully equipped and ready for use at the immediate area during the operation.
3. Stop work when winds are 8 MPH or greater during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.
4. Keep a cell phone nearby and call 911 immediately in case of fire.

Section 327.2, “Spark arresters,” is hereby added as follows:

327.2 Spark arresters. Spark arresters shall comply with Section 202, and when affixed to the exhaust system of engines or vehicles subject to Section 324 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.

Chapter 4, “Emergency Planning and Preparedness.” Adopt only the sections and subsections adopted by the SFM, with the following amendments:

Section 407.5, “Hazardous materials inventory statement,” is revised to read as follows:

407.5 Hazardous materials inventory statement. Where required by the fire code official, each application for a permit shall include OCFA's Chemical Classification Packet in accordance with Section 5001.5.2.

Chapter 5, “Fire Service Features,” is adopted in its entirety with the following amendments:

Section 501.1, “Scope,” is revised to read as follows:

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter and, where required by the fire code official, with OCFA Guideline B-01, "Fire Master Plan for Commercial & Residential Development."

Section 510.1, “Emergency responder communication enhancement systems in new buildings,” is revised to read as follows:

510.1 Emergency responder communication enhancement systems in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. The Emergency Responder Radio Coverage System shall comply with the Orange County Sheriff's Department, Communications and Technology Division and, where the functionality or performance requirements in the California Fire Code are more stringent, this code.

Exceptions:

1. In buildings or structures where it is determined by the fire code official that the radio coverage system is not needed, including but not limited to the following:
 - a. Existing buildings or structures, unless required by the Building Official and OCFA for buildings and structures undergoing extensive remodel and/or expansion.
 - b. Elevators.
 - c. Structures that meet all of the following:
 - i. Three stories or less, and
 - ii. Do not have subterranean storage or parking, and
 - iii. Do not exceed 50,000 square feet on any single story.
 - d. Structures that meet all of the following:
 - i. Residential structures four stories or less, and
 - ii. Constructed of wood, and
 - iii. Do not have subterranean storage or parking, and
 - iv. Are not built integral to an above ground multi-story parking structure.

Should a structure that is three stories or less and 50,000 square feet or smaller on any single story include subterranean storage or parking, then this ordinance shall apply only to the subterranean areas.

2. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of the facility, the fire code official shall have the authority to accept an automatically activated emergency radio coverage system.

Chapter 6, “ Building Services and Systems,” is adopted in its entirety as amended by SFM.

Chapter 7, “Fire and Smoke Protection Features,” is adopted in its entirety as amended by SFM.

Chapter 8, “Interior Finish, Decorative Materials and Furnishings,” is adopted in its entirety as amended by SFM.

Chapter 9, “Fire Protection and Life Safety Systems,” is adopted in its entirety as amended by SFM with the following amendments:

Section 903.2, “Where required,” is hereby revised to read as follows:

903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

903.2.1 New buildings: Notwithstanding any applicable provisions of Sections through 903.2.21, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.

Exception: Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code that are smaller than the area specified in 903.2.10 (3) OR 903.210.1 of the California Fire Code.

1. Existing Buildings: Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet
 - b. When an addition exceeds 2000 square feet and the resulting building area exceeds 5000 square feet.
 - c. An additional story is added above the second floor regardless of

fire areas or allowable area.

Exception: Additions to Group R-3 occupancies shall comply with Section 903.2.8 (2).

Section 903.2.8, “Group R,” is hereby revised to read as follows:

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

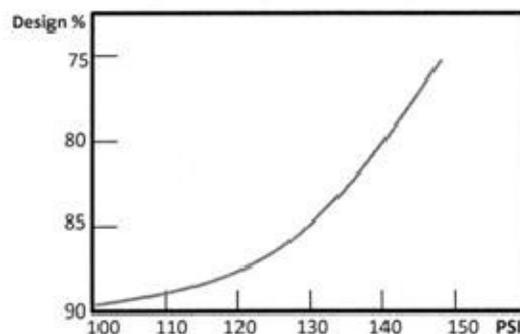
1. New Buildings: An automatic sprinkler system shall be installed throughout all new buildings.
 1. Existing R-3 Buildings: An automatic sprinkler system shall be installed throughout when the floor area resulting from alterations within any two-year period exceeds 50 percent of the gross floor area of the existing structure and the new building gross floor area exceeds 5,000 square feet.

Section 903.3.5.3, “Hydraulically calculated systems,” is hereby added as follows:

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

Exception: When static pressure exceeds 100 psi, and when required by the fire code official, the fire sprinkler system shall not exceed the water supply capacity specified by Table 903.3.5.3.

**TABLE 903.3.5.3
Hydraulically Calculated Systems**



Chapter 10, “Means of Egress,” is adopted in its entirety as amended by SFM.

Chapter 11, “Construction Requirements for Existing Buildings.” Adopt only those sections and subsections adopted by SFM.

Chapter 12, “Energy Systems,” is adopted in its entirety as amended by SFM.

Chapter 21, “Dry Cleaning,” is adopted in its entirety as amended by SFM.

Chapter 22, “Combustible Dust-Producing Operations,” is adopted in its entirety as amended by SFM.

Chapter 23, “Motor Fuel-Dispensing Facilities and Repair Garages,” is adopted in its entirety as amended by SFM.

Chapter 24, “Flammable Finishes,” is adopted in its entirety as amended by SFM.

Chapter 25, “Fruit and Crop Ripening,” is not adopted.

Chapter 26, “Fumigation and Insecticidal Fogging,” is not adopted.

Chapter 27, “Semiconductor Fabrication Facilities,” is adopted in its entirety without amendments.

Chapter 28, “Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities,” is adopted in its entirety with the following amendments:

Section 2801.2, “Permit,” is hereby revised to read as follows:

2801.2. Permit. Permits shall be required as set forth in Section 105.6 and 105.6.29.

Section 2808.2, “Storage site,” is hereby revised to read as follows:

2808.2. Storage site. Storage sites shall be level and on solid ground, elevated soil lifts or other all-weather surface. Sites shall be thoroughly cleaned and approval obtained from the fire code official before transferring products to the site.

Section 2808.3, “Size of piles,” is hereby revised to read as follows:

2808.3. Size of piles. Piles shall not exceed 15 feet in height, 50 feet in width and 100 feet in length.

Exception: The fire code official is authorized to allow the pile size to be increased where a fire protection plan is provided for approval that includes, but is not limited to, the following:

1. Storage yard areas and materials-handling equipment selection, design

and arrangement shall be based upon sound fire prevention and protection principles.

2. Factors that lead to spontaneous heating shall be identified in the plan, and control of the various factors shall be identified and implemented, including provisions for monitoring the internal condition of the pile.
3. The plan shall include means for early fire detection and reporting to the public fire department; and facilities needed by the fire department for fire extinguishment including a water supply and fire hydrants.
4. Fire apparatus access roads around the piles and access roads to the top of the piles shall be established, identified and maintained.
5. Regular yard inspections by trained personnel shall be included as part of an effective fire prevention maintenance program.

Additional fire protection called for in the plan shall be provided and shall be installed in accordance with this code. The increase of the pile size shall be based upon the capabilities of the installed fire protection system and features.

Section 2808.4, "Pile separation," is hereby revised to read as follows:

2808.4. Pile separation. Piles shall be separated from adjacent piles by a minimum distance of 20 feet. Additionally, piles shall have a minimum separation of 100 feet from combustible vegetation.

Section 2808.7, "Pile fire protection," is hereby revised to read as follows:

2808.7. Pile fire protection. Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. Oscillating sprinklers with a sufficient projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.

Section 2808.9, "Material-handling equipment," is hereby revised to read as follows:

2808.9. Material-handling equipment. All material-handling equipment operated by an internal combustion engine shall be provided and maintained with an approved spark arrester. Approved material-handling equipment shall be available for moving wood chips, hogged material, wood fines and raw product during fire-fighting operations.

Section 2808.11, "Temperature control," is hereby added as follows:

2808.11. Temperature control. The temperature shall be monitored and maintained as specified in Sections 2808.11.1 and 2808.11.2.

Section 2808.11.1, "Pile temperature control," is hereby added as follows:

2808.11.1. Pile temperature control. Piles shall be rotated when internal temperature readings are in excess of 165 degrees Fahrenheit.

Section 2808.11.2, "New material temperature control," is hereby added as follows:

2808.11.2. New material temperature control. New loads delivered to the facility shall be inspected and tested at the facility entry prior to taking delivery. Material with temperature exceeding 165 degrees Fahrenheit shall not be accepted on the site. New loads shall comply with the requirements of this chapter and be monitored to verify that the temperature remains stable.

Section 2808.12, "Water availability," is hereby added as follows:

2808.12. Water Availability. Facilities with over 2500 cubic feet shall provide a water supply. The minimum fire flow shall be no less than 500 GPM @ 20 psi for a minimum of 1 hour duration for pile heights up to 6 feet and 2-hour duration for pile heights over 6 feet. If there is no water purveyor, an alternate water supply with storage tank(s) shall be provided for fire suppression. The water supply tank(s) shall provide a minimum capacity of 2500 gallons per pile (maximum 30,000 gallons) for piles not exceeding 6 feet in height and 5000 gallons per pile (maximum 60,000) for piles exceeding 6 feet in height. Water tank(s) shall not be used for any other purpose unless the required fire flow is left in reserve within the tank at all times. An approved method shall be provided to maintain the required amount of water within the tank(s).

Section 2808.13, "Tipping area," is hereby added as follows:

2808.13. Tipping areas shall comply with the following:

1. Tipping areas shall not exceed a maximum area of 50 feet by 50 feet.
2. Material within a tipping area shall not exceed 5 feet in height at any time.
3. Tipping areas shall be separated from all piles by a 20 foot wide fire access lane.
4. A fire hydrant or approved fire water supply outlet shall be located within 150 feet of all points along the perimeter of the tipping area.
5. All material within a tipping area shall be processed within 5 days of receipt.

Section 2808.14, "Emergency contact," is hereby added as follows:

2808.14. Emergency Contact. The contact information of a responsible person or persons shall be provided to the Fire Department and shall be posted at the entrance to the facility for responding units. The responsible

party should be available to respond to the business in an emergency situation.

2808.15, “Maximum grid of piles and rows,” is hereby added as follows:

2808.15 Maximum Grid of Piles and Rows. Rows of Piles shall not exceed 500 feet by 500 feet. Grids shall be separated by a minimum 50 foot clear space used for no other purpose.

2808.16, “Push-out / clear area,” is hereby added as follows:

2808.16. Push-out / Clear area. Piles exceeding 20 cubic yards shall be provided with push-out areas. Push-out areas shall be maintained at all times to allow for the largest pile to be spread out to a depth of 2 feet in height maximum. Push out areas shall be located within 250 feet of all edges of any pile and shall be located a minimum of 20 feet from any building.

Chapter 29, “Manufacture of Organic Coatings,” is adopted in its entirety.

Chapter 30, “Industrial Ovens,” is adopted in its entirety.

Chapter 31, “Tents and Other Membrane Structures,” is adopted in its entirety as amended by SFM.

Chapter 32, “High-Piled Combustible Storage,” is adopted in its entirety as amended by SFM.

Chapter 33, “Fire Safety During Construction and Demolition,” is adopted in its entirety.

Chapter 34, “Tire Rebuilding and Tire Storage,” is adopted in its entirety as amended by SFM.

Chapter 35, “Welding and Other Hot Work,” is adopted in its entirety.

Chapter 36, “Marinas,” is adopted in its entirety.

Chapter 37, “Combustible Fibers,” is adopted in its entirety.

Chapter 39, “Processing and Extraction Facilities,” is adopted in its entirety.

Chapter 48, “Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations,” is adopted in its entirety.

Chapter 50, “Hazardous Materials - General Provisions,” is adopted in its entirety as amended by SFM with the following amendments:

Section 5001.5.2, “Hazardous materials inventory statement (HMIS),” is hereby revised to read as follows:

5001.5.2. Hazardous materials inventory statement (HMIS). Where required by the fire code official, an application for a permit shall include Orange County Fire Authority's-Chemical Classification Guideline, which shall be completed and approved prior to approval of plans and/or the storage, use or handling of chemicals on the premises.

Section 5003.1.1.1, “Extremely hazardous substances,” is hereby added as follows:

5003.1.1.1 Extremely hazardous substances. No person shall use or store any amount of extremely hazardous substances (“EHS”) in excess of the disclosable amounts (see Health & Safety Code Section 25500 et al.) in a residential zone or any residentially developed property.

Chapter 51, “Aerosols,” is adopted in its entirety.

Chapter 53, “Compressed Gases,” is adopted in its entirety.

Chapter 54, “Corrosive materials,” is adopted in its entirety as amended by the SFM.

Chapter 55, “Cryogenic Fluids,” is adopted in its entirety.

Chapter 56, “Explosives and Fireworks,” is adopted in its entirety as amended by SFM with the following amendments:

Section 5608.2, “Firing,” is hereby added as follows:

5608.2 Firing. All fireworks displays, regardless of mortar, device, or shell size, shall be electrically fired.

Section 5608.3, “Application for permit,” is hereby added as follows:

Section 5608.3 Application for permit. A diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged, the fallout area based on 100 feet per inch of shell size, the location of all buildings, roads, and other means of transportation, the lines behind which the audience will be restrained, the location of all nearby trees, telegraph or telephone line, or other overhead obstructions shall be provided to OCFA.

Chapter 57, “Flammable and Combustible Liquids,” is adopted in its entirety as amended by SFM.

Chapter 58, “Flammable Gases and Flammable Cryogenic Fluids,” is adopted in

its entirety.

Chapter 59, “Flammable Solids,” is adopted in its entirety.

Chapter 60, “Highly Toxic and Toxic Materials,” is adopted in its entirety.

Chapter 61, “Liquefied Petroleum Gases,” is adopted in its entirety.

Chapter 62, “Organic Peroxides,” is adopted in its entirety.

Chapter 63, “Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids,” is adopted in its entirety.

Chapter 64, “Pyrophoric Materials,” is adopted in its entirety.

Chapter 65, “Pyroxylin (Cellulose Nitrate) Plastics,” is adopted in its entirety.

Chapter 66, “Unstable (Reactive) Materials,” is adopted in its entirety.

Chapter 67, “Water-Reactive Solids and Liquids,” is adopted in its entirety.

Chapter 80, “Referenced Standards,” is adopted in its entirety with the following amendments:

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

Section 16.12.3.3 is hereby revised to read as follows:

16.12.3.3. Fire department connections (“FDC”) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant.

The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the Fire Code Official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

Section 9.4.3.1 is hereby revised to read as follows:

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

of the following:

- (1) Quick-response type as defined in 3.3.215.4.16.
- (2) Residential sprinklers in accordance with the requirements of Chapter 12.
- (3) Quick response CMSA sprinklers.
- (4) ESFR sprinklers.
- (5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers.
- (6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems.

Section 9.2.1.7 is hereby revised as follows:

9.2.1.7 Concealed spaces filled with noncombustible insulation shall not require sprinkler protection when approved by the Fire Code Official.

NFPA 13D 2025 Edition, “Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes,” is hereby amended as follows:

Section 7.1.2 is hereby revised to read as follows:

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

NFPA 14, 2014 Edition, “Standard for the Installation of Standpipe and Hose Systems,” is hereby amended as follows:

Section 7.3.1.1 is hereby deleted in its entirety.

NFPA 24, 2019 Edition, “Standard for the Installation of Private Fire Service Mains and Their Appurtenances,” is hereby amended as follows:

Section 6.2.8.1 is hereby added as follows:

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

Exceptions:

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

Section 6.2.9 is hereby revised to read as follows:

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

- (1) A post indicator valve installed not less than 40 ft (12 m) from the building.
 - (a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.
- (2) A wall post indicator valve.
- (3) An indicating valve in a pit, installed in accordance with Section 6.4.
- (4) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building.
 - (a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.
- (5) Control valves installed in a fire-rated room accessible from the exterior.
- (6) Control valves in a fire-rated stair enclosure accessible from the exterior.

Section 10.1.5 is hereby added as follows:

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

Exception: 304 or 316 Stainless Steel pipe and fittings

Section 10.4.1.1 is hereby revised to read as follows:

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

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

Section 10.4.1.1.1 is hereby added as follows:

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

Section 10.4.3.2 is hereby deleted.

Appendices

Appendix A is deleted in its entirety.

Appendix B is adopted in its entirety.

Appendix BB is adopted in its entirety.

Appendix C is adopted in its entirety.

Appendix CC is adopted in its entirety.

Appendix D is deleted in its entirety.

Appendix E is deleted in its entirety.

Appendix F is deleted in its entirety.

Appendix G is deleted in its entirety.

Appendix H is adopted in its entirety.

Appendix I is deleted in its entirety.

Appendix J is deleted in its entirety, and replaced with the Orange County Grading and Excavation Code, 2015 Edition, which is adopted in its entirety, with the following amendments:

Section 7-1-805, "Grading permits," is hereby amending by adding a new subsection (m) to read as follows:

(m) Earthwork that involves fifty (50) cubic yards of material, or less, on one parcel from a grading permit.

Section 7-1-816, "Application," subsection (b), is hereby revised as follows:

(b) Applications for which no permit is issued within one (1) year following the date of application shall expire by limitation and plans submitted for checking may thereafter be returned to the applicant or

destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding one-hundred eighty (180) days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action for an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.

Section 7-1-820, "Issuance, expiration and renewal," subsection (b), is hereby revised as follows:

Every permit issued shall expire by limitation and become null and void if the work authorized by such permit is not commenced within one (1) year from the date of such permit or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one-hundred eighty (180) days.

Appendix K is deleted in its entirety.

Appendix L is deleted in its entirety.

Appendix M is deleted in its entirety.

Appendix N is deleted in its entirety.

Appendix O is deleted in its entirety."

Section 9. Adoption of the 2025 California Green Building Standards Code.

Section 8-16.01 of Chapter 16, Title 8, of the San Juan Capistrano Municipal Code, entitled "Adoption of the 2022 California Green Building Standards Code," is hereby amended to read as follows:

"Section 8-16.01 Adoption of the 2025 California Green Building Standards Code.

The 2025 California Green Building Standards Code is hereby adopted by reference and made part of this code subject to the following amendments:

a) **Section 202, "Definitions,"** is amended to add the following:

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

Section 10. Adoption of the 2025 California Residential Code.

Section 8-17.01 of Chapter 17, Title 8, of the San Juan Capistrano Municipal Code, entitled "Adoption of the 2022 California Residential Code," is hereby amended to read

as follows:

“Section 8-17.01 Adoption of the 2025 California Residential Code.

The 2025 California Residential Code, based on the 2024 International Residential Code as published by the International Code Council, is hereby adopted by reference and made part of this code subject to the following amendments:

Section R101, “Division II Administration,” is hereby amended to read as follows:

1. **Section R101.1, “Title,”** is hereby amended to read as follows:

These provisions shall be known as the California Residential Code of the City of San Juan Capistrano and shall be cited as such and will be referred to herein as "this code."

2. **Section R101.2, “Scope,”** is hereby amended to add this second sentence before the exception that states the following:

The provisions of these codes shall apply to and affect all of the territory of the City of San Juan Capistrano, except work located primarily in a public way; public utility towers and poles; hydraulic flood control structures; facilities for the production, generation, storage or transmission of water or electrical energy by a local agency; and except as exempted by these codes.

3. **Section R105.2, “Work exempt from permit,”** is hereby amended by modifying “Building” to read as follows:

Building:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses and structures such as portable shade cloth structures, and permanent or temporary tents, unless otherwise regulated by adopted codes, provided the floor area does not exceed 120 square feet. Such structures must comply with any applicable Fire Code requirements.
2. Wood, vinyl, wrought iron, or similar fences not over 7 feet high measured from the bottom of the footing. Masonry or concrete fences not over 36 inches in height measured from the top of footing to top of wall.
3. Sidewalks and driveways.
4. Retaining walls that are not over 48 inches in height measured from the bottom of footing to top of wall unless supporting a building or slope surcharge, located at the top of a slope or impounding Class I, II or II-A liquids.
5. Water tanks supported directly on 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. Decks, platforms or similar structures not exceeding 200 square feet in area and not more than 30 inches above adjacent grade at any point, not attached to a dwelling and do not serve the primary exit door required by Section R311.4.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work that does not involve electrical, mechanical or plumbing work.
8. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
9. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
10. Swings and other playground equipment accessory to detached one- and two-family dwellings.
11. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Group R-3 and U occupancies.
12. Radio and television antenna, flagpoles and security camera support poles not exceeding six (6) inches in diameter and not over sixteen (16) feet in height as measured from adjacent grade.
13. The replacement in-kind of the cumulative total of no more than 64 square feet of the following: existing exterior plaster (stucco) or exterior siding, non-structural roof or floor sheathing, fascia boards or drywall, provided none of the materials are part of a fire-resistive assembly.
14. Stair, steps or landings constructed on grade provided they are not higher than 30 inches above grade at any point, not connected to any structure, not greater than 200 square feet in cumulative area and not part of a means of egress from any structure.
15. Intermodal shipping containers used for non-habitable storage purposes and not repurposed for use as buildings or structures.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

4. **Section R105.3.2 “Time limitation of application,”** is hereby amended to read as follows:

An application for a permit for any proposed work shall be deemed to have been abandoned 12 months after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

5. **Section R105.5.1.1, “ Permit renewal after expiration,”** is hereby added to read as follows:

R105.5.1.1 Permit renewal after expiration. Before work can reconvene after a permit expires, a new permit shall first be obtained to do so, and a fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay all new permit fees and submit plans for review under the latest adopted codes.

6. **Section R106.1, “Submittal documents,”** is hereby amended to add a second paragraph that reads:

A full and complete soils report, prepared by an qualified civil engineer licensed by the State of California to practice as such, shall be submitted at the time of permit application. A full and complete soils report is required for all new construction and additions, including accessory dwelling units and in-ground swimming pools/spas. The Building Official may waive the requirement of a full and complete soil report if it is determined that a full and complete soils report is not necessary after considering the project location and geological history, use and occupancy and the foundation design proposed. In lieu of a full and complete soils report, the Building Official is authorized, but not required, to accept a soils field memo at the time of foundation inspection that addresses soils competency for the proposed construction.

7. **Section R106.3, “Examination of documents,”** is hereby amended to add a second paragraph that reads:

When submittal documents are required by Section R106.1, a plan review fee shall be paid at the time of submitting the documents for plan review. Said plan review fees are separate fees from the permit fees specified in Section R108.2 and are in addition to the permit fees. Said plan review fee shall be as set forth in the City Council Fee Resolution.

8. **Section R106.5, “Retention of construction documents,”** is hereby amended to add a second paragraph that reads:

The approved plan, permit application and inspection card and other construction documents required by the Building Official shall be digitally imaged after the final inspection and will be a permanent record in the City. The applicant shall pay the cost of digital imaging at the time of permit.

9. **Section R108.2, “Schedule of permit fees,”** is hereby amended to add a sentence at the end of the paragraph that reads:

The fee for each permit shall be as set forth in the City Council Fee Resolution unless otherwise specified by the code.

10. **Section R108.3, “Building permit valuations,”** is hereby amended to add a second paragraph that reads:

The valuation, when applicable, shall be determined by using rational methods established by the Building Official that reasonably establish the construction value or the contract price of the actual construction cost. The value to be used in computing the Building Permit and Building Plan Review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

11. **Section R108.6, “Work commencing before permit issuance,”** is hereby amended to add a second paragraph that reads:

An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be as authorized and adopted by the City Council Fee Resolution. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

12. **Section R108.5, “Refunds,”** is hereby amended to read in its entirety:

R108.5 Refunds.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of payment.

13. **Section R108.7, “Fees / deposits,”** is hereby added to read as follows:

R108.7 Fees / deposits. The Building Official may require a deposit from the applicant for a certain project or work in order to secure the request for final inspection approvals from the applicant or the repairing of damaged City properties during the period of construction. The deposit money will be refunded to the applicant when the final inspections are approved or the damages are repaired to the satisfaction of the City. The deposit amount shall not be more than twice the permit fee.

14. **Section R109.5, “Re-inspections,”** is hereby added to read as follows:

R109.5 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections previously given to the applicant, contractor or other responsible individual are not made.

This subsection is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise made available on the work site; the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.

To obtain a re-inspection, the applicant shall first pay the re-inspection fee as established by the City Council Fee Resolution.

In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

15. **Section R112.1, "General,"** is hereby amended to read as follows:

R112.1 General. Any person adversely affected by a decision, order, or determination by the Building Official under the California Residential Code may appeal the matter to the appropriate body or person having expertise to adjudicate such matters, as determined by the City Manager.

16. **Section R110.2, "Certificate issued,"** is hereby amended to read as follows:

Section R110.2 Certificate issued.

(a) The Building Official shall not issue a certificate of occupancy for any building or structure subject to this code when the Building Official has found violation(s) of any municipal code, county code or applicable state law provision related to any form of building or grading activity occurring on the subject property.

(b) If the Building Official determines that a certificate of occupancy may be issued in conformance with the requirements of this Code, the certificate shall contain the following:

1. The building permit number
2. The address of the building

3. The name and address of the owner
4. A description of that portion of the building for which the certificate of occupancy is issued
5. A statement that the described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use
6. The name of the Building Official
7. The addition of the code under which the permit was issued
8. The use and occupancy
9. The type of construction
10. The design occupant load
11. Whether an automatic fire sprinkler system was provided
12. Any special stipulations or conditions of the building permit

17. **Chapter 2, "Definitions,"** is adopted in its entirety with the following amendment:

Section 202, "Definitions," is hereby revised by adding "OCFA," "Spark Arrester," and "Independent Structure or Building," as follows:

OCFA. Orange County Fire Authority, fire authority having jurisdiction.

SPARK ARRESTER. A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
2. Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.

INDEPENDENT STRUCTURE OR BUILDING. A structure or building on one parcel shall be considered an independent structure or building when physically separated from any other structure or building. For Building Code purposes, two or more independent structures or buildings on one parcel are considered one structure or building when connected by at least one structurally and electrically continuous footing AND connected by at least one exterior wall joining top and bottom plates of each structure, or by substantially equivalent means as determined by the Building Official.

18. **Chapter 3, "Building Planning,"** is adopted in its entirety with the following amendments and additions:

- a. **Table R301.2, "Climatic and geographic design criteria,"** is hereby amended to read as follows:

TABLE R301.2

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mDhl)	Topographic effects ^h	Special wind region ^f	Wind-borne debris zone ^h		Weathering ^a	Frost line Depth ^b	Termite ^c					
Zero	110	No	No	No	D ₂ or E	Negligible	0"	Very Heavy	43	No	See Exhibit B	0	60

MANUAL J DESIGN CRITERIAⁿ

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEAT TEMPERATURE DIFFERENCE
305	34	37	91		70	75	
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
7			69	27		7 (50% RH)	

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

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1 (1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from the ACCA Manual J or established criteria as determined by the jurisdiction.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with: the date

of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas) and the title and date of the currently effective Flood Insurance Study or other flood hazard map adopted by the authority having jurisdiction, as amended.

- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3 (2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32 degrees F)."
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(2), where there is a local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- m. In accordance with Figure R301.2.1.2., the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined the jurisdiction.
- o. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figure R301.2(3) and R301.2(4)

b. Section R302.16, "Fuel modification requirements for new construction," is hereby added as follows:

R302.16 Fuel modification requirements for new construction. All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of OCFA Guideline C-05 "Vegetation Management Guideline - Technical Design for new Construction Fuel Modification Plans and Maintenance

Program.

- c. **Section R317.5.1, “Fire sprinklers, attached garages and carports with habitable space above,”** is hereby amended by modifying the exception to read as follows:

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

- d. **Section R309.1, “Townhouse automatic fire sprinkler systems,”** is hereby amended by modifying the exception to read as follows:

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

- e. **Section R309.2, “One- and two-family dwellings automatic fire sprinkler systems,”** is hereby amended by modifying the exception to read as follows:

Exception: 1. An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic sprinkler system unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

- f. **Section R309.3.6.2.2, “Calculation procedure,”** is hereby revised by amending its first paragraph to read as follows, and otherwise leaving the remainder of the section unchanged:

Section R313.3.6.2.2 Calculation procedure. Determination of the required size for water distribution piping shall be in accordance with the following procedure and California Fire Code Section 903.3.5.3.

(The remainder of the section is unchanged)

- g. **Section R902.1, “Roof assemblies,”** is hereby amended to read as follows:

R902.1 Roof assemblies. Roofs shall be covered with materials as set forth in Sections R904 and R905. Minimum Class A roofing shall be installed in areas designated by this section. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

- h. **Section 902.1.2, “Roof coverings in all other areas other than fire hazard severity zones or a wild-land urban interface (WUI) area,”** is hereby amended to read as follows:

R902.1.2 Roof coverings in all other areas other than fire hazard severity zones or a wild-land urban interface (WUI) area. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

- i. **R902.2, “Fire-retardant-treated shingles and shakes,”** is amended by revising its first paragraph to allow only Class A treated wood shake or shingle roofs.
- j. **Chapter 10, “Chimneys and Fireplaces,”** is adopted in its entirety with the following amendments:

Section R1001.14, “Outdoor fireplaces, fire Pits, fire rings, or similar devices,” is hereby added as follows:

R1001.14 Outdoor fireplaces, fire pits, fire rings, or similar devices. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices shall comply with this section.

Exception: Barbeques, grills, and other portable devices intended solely for cooking.

Section R1001.14.1, “Listed devices, clearances and spark arresters,” is hereby added as follows:

R1001.14.1 Listed devices, clearances and spark arresters. Outdoor fireplaces, fire pits and similar devices are allowed when approved by the Building Division and the device is listed and designed to burn only liquefied-petroleum gas, natural gas or wood. Combustible construction shall not be located above or within 15 feet horizontally from the perimeter of the device. Where chimneys or vents are installed, they shall have a spark arrester in accordance with Section R1003.9.2.

Section R1001.14.2, “Devices using wood or fuels other than natural gas or liquefied-petroleum gas,” is hereby added as follows:

R1001.14.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Devices using wood or fuels other than natural gas or liquefied- petroleum gas. Masonry fireplaces burning wood or other solid fuel shall be constructed in accordance with Section R1001 or be devices

listed for the intended use and approved by the Building Division. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks. The burning of wood or other solid fuel in a device is not allowed within 25 feet of combustible construction unless the listed and approved device allows for other clearances.

Section R1001.14.3, “Where permitted,” is hereby added as follows:

R1001.14.3 Where permitted. Unless specifically allowed by the Fire Code Official, the burning of wood and other solid fuels shall not be conducted within a fuel modification zone, therefore, wood and other solid fuel burning devices are not allowed within Wildfire Risk Areas (WRA) and adopted Fire Hazard Severity Zones (FHSZ) or in locations where conditions could cause the spread of fire to the WRA, FHSZ or other areas as determined by the Fire Code Official.

- k. **CRC Chapter 44, “Referenced Standards,”** is adopted in its entirety with the following amendments:

Section 9.2.1.7 of NFPA 13, 2025 Edition, “Standard for the Installation of Sprinkler Systems,” is hereby amended as follows:

9.2.1.7 Concealed spaces filled with noncombustible insulation shall not require sprinkler protection when approved by Fire Code Official.

Section 19.2.3.1.1.1 is hereby added as follows:

19.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the Fire Code Official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the OCFA water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California."

- l. **NFPA 13D, 2022 Edition, “Standard for Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes,”** is hereby amended as follows:

Section 7.1.2 is hereby amended to read as follows:

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

station alarm service.

- m. **Appendix BH, “Automatic Vehicular Gates,” section BH101, “General,”** is adopted with **Section BH101.1, “General,”** amended to read as follows:

Vehicular gates or other barriers across required fire apparatus access roads. The installation of gates or other barriers across a required fire apparatus access road shall be approved by the Fire Code Official. Gates or barriers shall be in accordance with Orange County Fire Authority Guideline B-09 “Fire Master Plans for Commercial and Residential Development.

- n. **Appendix CI, “Swimming Pool Safety Act,”** is adopted in its entirety.

Section 11. Adoption of the 2025 California Wildland-Urban Interface Code.

Section 8-21.01 of Chapter 21, Title 8, of the San Juan Capistrano Municipal Code, is hereby added to read as follows:

“Section 8-21.01 Adoption of the 2025 California Wildland-Urban Interface Code.

The 2025 California Wildland-Urban Interface Code, based on the 2024 International Wildland-Urban Interface Code, as published by the International Code Council, is hereby adopted by reference and made part of this code subject to the following amendments:

Section 1.11.2.1.1, “Responsibility for enforcement,” is hereby amended to read as follows:

Section 11.2.1.1 Responsibility for enforcement. The responsibility for enforcement of building standards adopted by the State Fire Marshal and published in the California Building Standards Code relating to fire and panic safety and other regulations of the State Fire Marshal, shall, except as provided in Section 1.11.2.1.2, be as follows:

1. The city, county, or city and county with jurisdiction in the area affected by the standard or regulation shall delegate enforcement of the building standards related to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R-3 occupancies, as described in Section 310.1 of Part 2 of the California Building Standards Code, to the following:
 - 1.1 The chief of the fire authority of the city, county or city and county.
2. The chief of any city or county fire department or any fire protection district, and authorized representatives, shall enforce with the jurisdiction the building standards and other regulations of the State Fire

- Marshal, except those described in Item 1 or 4.
3. The State Fire Marshal shall have the authority to enforce the building standards and other regulations of the State Fire Marshal in areas outside of corporate cities and districts providing fire protection services.
 4. The State Fire Marshal shall have the authority to enforce the building standards and other regulations of the State Fire Marshal in corporate cities and districts providing fire protection services at the request of the chief fire official or the governing body.
 5. Any fee charged pursuant to the enforcement authority of this section shall not exceed the estimated reasonable cost of providing the service for which the fee is charged pursuant to Section 66014 of the Government Code.

Section 101.3.1, “Application,” is hereby amended to read as follows:

Section 101.3.1 Application. New buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date, and additions to and remodel of buildings constructed before 2012 located in areas currently designated as such, shall comply with the provisions of this chapter. The provisions shall also apply to additions, remodels, and accessory structures located within 100 feet of a fuel modification zone, vegetation management area, or similar area containing hazardous combustible vegetation, regardless of whether the property is currently located in a designated Fire Hazard Severity Zone or Wildland-Urban Interface Area, when materials and/or construction methods for exterior wildfire exposure were previously required at the property by the Building or Fire Code Official.

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Buildings of an accessory character classified as a Group U occupancy of any size located at least 50 feet from an applicable building.
3. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C - Group U Agricultural Buildings), when located at least 50 feet from an applicable building.

Section 101.3.2, “Fuel modification requirements for new construction,” is hereby added to read as follows:

101.3.2 Fuel modification requirements for new construction. All new buildings to be built or installed in a Wildfire Risk Area shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the Fire Code Official prior to or concurrently with the approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the Fire Code Official prior to the issuance of a grading permit.
3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of OCFA Guideline C-05, "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

3.1. The fuel modification plan shall include provisions for the maintenance of the fuel modification in perpetuity.

4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the Fire Code Official.
5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

Section 602.4, "Fuel modification plan," is hereby added to read as follows:

602.4 Fuel modification plan. Fuel modification plans shall be reviewed and approved by OCFA for all new buildings to be built or installed in a wildfire risk area. Plans shall meet the criteria set forth in OCFA Guideline C-05, "Vegetation Management Guideline-Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

Section 12. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held out to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of San Juan Capistrano hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions be declared valid or unconstitutionally.

Section 13. Local Findings.

1. Climatic Conditions:

A. Orange County and the City of San Juan Capistrano are located in a semi-arid Mediterranean-type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 70 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, streetlights and utility poles will greatly impact the response time to reach an incident scene. Additionally, there is a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type firefighting apparatus above this height would place rescue personnel at increased risk of injury.

B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County Fire Authority's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.

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

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

2. Topographical Conditions:

A. Natural slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change caused by these hills creates the geological foundation on which communities within Orange County are built and will continue to be built. With much of the populated flatlands already built upon, future growth will occur in areas with steeper slopes and greater constraints in terrain.

B. Road circulation features located throughout the County also make amendments reasonably necessary. Located throughout the County are major

roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design accompanied with occasional heavy rainfall, cause roadway flooding and landslides, and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended Fire Department emergency response times that exceed the 5-minute goal.

C. Placement of multiple occupancy buildings, location of arterial roads, and fire department staffing constraints due to recent revenue-limiting state legislation have made it difficult for the fire department to locate additional fire stations and provide manpower sufficient to concentrate fire companies and personnel to control fires in high density apartment or condominium buildings. Fire Department equipment does not allow easy access to areas of buildings greater than 55 feet above the level of Fire Department vehicle access. These conditions create the need for built-in on-site fire protection systems to protect occupants and property until firefighting apparatus and personnel arrive on the scene.

D. 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.

E. Additionally, due to the topographical conditions of sprawling development separated by waterways and narrow and congested streets and the expected infrastructure damage inherent in seismic zones described above, it is prudent to rely on automatic fire sprinkler systems to mitigate extended fire department response time and keep fires manageable with reduced fire flow (water) resources available for a given structure. Additional fire protection is also justified to match the current resources of firefighting equipment and personnel within the Orange County Fire Authority.

3. Geological Conditions:

Orange County and the City of San Juan Capistrano are located in a highly active seismic area. There are earthquake faults that run along both the northeastern and southwestern boundaries of Orange County. The Newport-Inglewood Fault Zone (NIFZ) which runs through Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude off the Newport Beach coast), which took 120 lives, with areas damaged from Laguna Beach to Marina del Rey and inland to Whittier, and poses one of the greatest hazards to lives and property in the nation. Regional planning for recurrence is recommended by the State of California, Department of Conservation. There was also an earthquake in December 1989, with the epicenter located near the City of Irvine. The fault on which this quake occurred was unknown prior to this event. The October 17, 1989, Santa Cruz earthquake resulted in only one major San Francisco fire in the Marina district, but when combined with the 34 other fires and over 500 responses, the department was taxed to its full capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. If more fires had been ignited by the earthquake, it would have been difficult for the fire department to contain them. Experts predict a major earthquake in our area within the next 50 years. This situation creates the need for both additional

fire protection measures and automatic on-site fire protection for building occupants since a multitude of fires may result from breakage of gas and electric lines as a result of an earthquake. As noted by "Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, 1988, State Department of Conservation," page 59, "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe."

A. Traffic and circulation congestion presently existing in the City of San Juan Capistrano often places fire department response time to fire occurrences at risk. This condition will be exacerbated by any major disaster, including any earthquake wherein damage to the highway system will occur. This condition makes the need for additional on-site protection for property occupants necessary.

B. The City of San Juan Capistrano is located in an area subject to a climatic condition of high winds and low humidity. This combination of events creates an environment, which is conducive to rapidly spreading fires. Control of such fires requires rapid response. Obstacles generated by a strong wind, such as fallen trees, streetlights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, Section 6, Figure 6-2 of ASCE 7 identifies a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type firefighting apparatus above this height would place rescue personnel at increased risk of injury.

C. The City of San Juan Capistrano is located in the middle of the seismically active area. The viability of the public water system would be questionable at best after a major seismic event. This would leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of any available water to floors above the 55-foot level. 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.

D. Untreated wood roofs cause or contribute to serious fire hazard and to the rapid spread of fires when such fires are accompanied by high winds. Pieces of burning wooden roofs become flying brands and are carried by the wind to other locations and thereby spread fire quickly. Grand Jury Report findings support this concern.

E. Soils throughout the County possess corrosive properties that reduce the expected usable life of metallic pipes and conduits in contact with soils are utilized.

CODE SECTION	AMEND	ADD	DELETE	California Building Code Local Amendment, Title/Description	FINDINGS
101.2	X			Scope	Admin
105.2	X			Work Exempt from Permits	Admin

105.5.2	X			Permit Renewal after Expiration	Admin
107.1	X			General	Admin
107.3	X			Examination of Documents	Admin
107.5	X			Retention of Construction Documents	Admin
109.2	X			Schedule of Permit Fees	Admin
109.4	X			Work Commencing Before Permit Issuance	Admin
109.6	X			Refunds	Admin
109.7		X		Fees	Admin
110.7		X		Re-Inspections	Admin
111.1	X			Change of Occupancy	Admin
111.2	X			Certificate Issued	Admin
114.1	X			Unlawful Acts	Admin
202	X			Definitions	Admin
502.1	X			Address Identification	Admin
903.2	X			Where Required (Sprinklers)	2 & 3
903.2.8	X			Group R (Sprinklers)	2 & 3
903.3.5.3		X		Hydraulically Calculated Systems	1 & 2
T1505.1	X			Minimum Roof Assembly Classification For Types of Construction	1, 2, & 3
1505.1.2	X			Roof coverings Within all Other Areas Other than Fire Hazard Severity Zones or a Wildland-Urban Interface (WUI)	1, 2, & 3
1505.5			X	NonClassified Roofing	Admin, 1, 2, & 3
1505.7			X	Special Purpose Roofs	Admin, 1, 2, & 3
Chapter 35				Referenced Standards	Admin, 2 & 3
NFPA 13 16.12.3.3	X			Fire Department Connections	1, 2, & 3
NFPA 13 9.4.3.1	X			Requirement to use quick-response type sprinklers in shell buildings	1, 2, & 3
NFPA 13	X			No sprinkler protection needed for	1, 2, & 3

9.2.1.7				concealed spaces with noncombustible insulation, with fire official approval	
NFPA 13D 7.1.2	X			No separate control valves unless supervised by central station/proprietary/remote station alarm service	1, 2, & 3
NFPA 14 7.3.1.1			X	Hose connections/stations must be unobstructed	1, 2, & 3
NFPA 24 6.2.8.1		X		Valves painted OSHA red	Admin, 1 & 3
NFPA 24 6.2.9	X			Arrangement of connections to private fire service mains to be isolated	1, 2, & 3
NFPA 24 10.1.5		X		Ferrous pipe joints to be polyethylene encased	1, 2, & 3
NFPA 24 10.4.1.1	X			Coatings	1, 2, & 3
NFPA 24 10.4.1.1.1		X		All bolts in pipe-joint assembly to be 316 stainless steel	1, 2, & 3
NFPA 24 10.4.3.2			X	Private fire service mains not permitted to extend more than 10 feet under the building	1, 2, & 3
Appendix J	X			Adopting the Orange County Grading and Excavation Code	2 & 3

CODE SECTION	AMEND	ADD	California Residential Code Local Amendment	FINDINGS
R101.1	X		Title	Admin
R101.2	X		Scope	Admin
R105.2	X		Work Exempt from Permit	Admin
R105.3.2	X		Time Limitation of Application	
R105.5.1.1	X		Permit Renewal after Expiration	Admin
R106.1	X		Submittal Documents	Admin
R106.3	X		Examination of Documents	Admin
R106.5	X		Retention of Construction Documents	Admin
R108.2	X		Schedule of Permit Fees	Admin
R108.3	X		Building Permit Valuations	Admin
R108.5	X		Refunds	Admin
R108.6	X		Work Commencing Before Permit Issuance	Admin
R108.7		X	Fees / Deposits	Admin

R109.5		X	Re-Inspections	Admin
R110.2	X		Certificate Issued	
R112.1	X		General	Admin
R202	X		Definitions	Admin
Table R301.2	X		Climatic and Geographic Design Criteria	1, 2, & 3
R302.16		X	Fuel Modification Requirements for New Construction	1, 2, & 3
R3017.5.1	X		Fire Sprinklers, Attached Garages and Carports with Habitable Space Above	3
R309.1	X		Townhouse Automatic Fire Sprinkler Systems	3
R309.2	X		One- and Two-Family Dwellings Automatic Fire Sprinkler System	3
R309.3.6.2.2	X		Calculation Procedure	3
R902.1	X		Roof Assemblies	1, 2, & 3
R902.1.2	X		Roof Assemblies in All Other Areas Other than Fire Hazard Severity Zones or a Wildland-Urban Interface (WUI) Area	1, 2, & 3
R902.2	X		Fire-Retardant-Treated Shingles and Shakes	1, 2, & 3
R1001.14		X	Outdoor Fireplaces, Fire Pits, Fire Rings, or Similar Devices	1 & 3
R1001.14.1		X	Listed Devices, Clearances and Spark Arresters	1, 2, & 3
R1001.14.2		X	Devices Using Wood or Fuels Other Than Natural Gas or Liquefied-Petroleum Gas	1, 2, & 3
R1001.14.3		X	Where Permitted	
Chapter 44	X		Referenced Standards	Admin
NFPA 13 9.2.1.7				Admin, II & III
NFPA 13 19.2.3.1.1.1				Admin, II & III

NFPA 13D 7.1.2				Admin, II & III
Appendix BH	X		Automatic Vehicular Gates	
BH101.1	X		General	Admin, II & III
				&

CODE SECTION	AMEND	ADD	California Plumbing Code Amendment	FINDINGS
1210.3.1.1		X	Corrosion Protection for Exposed Iron Piping	3(F)

CODE SECTION	AMEND	ADD	California Electrical Code Local Amendment	FINDINGS
Article 358.10(B)(1)	X		Galvanized Steel and Stainless Steel EMT, Elbows, and Fittings	3(E)
358.12	X		Uses Not Permitted	3(E)

CODE SECTION	AMEND	ADD	California Fire Code Local Amendment	FINDINGS
113.4	X		Violation Penalties	Admin
113.4.2		X	Infraction and Misdemeanor	Admin
202	X		Definitions	Admin
304.1.3	X		Vegetation	1
305.6		X	Hazardous Conditions	1 & 2
305.7		X	Disposal of Rubbish	1 & 2

307	X		Open Burning, Recreational Fires, and Portable Outdoor Fireplaces	Admin, 1, 2, & 3
307.6		X	Outdoor Fireplaces, Fire Pits, Fire Rings, or Similar Devices at Group R Occupancies	Admin, 1, 2, & 3
307.6.1		X	Gas-Fueled Devices	1&2
307.6.2		X	Devices Using Wood or Fuels Other than Natural Gas or Liquefied-Petroleum Gas	1 & 2
307.6.2.1		X	Where Prohibited	1 & 2
324		X	Fuel Modification Requirements for New Construction	1
325		X	Clearance of Brush or Vegetation Growth from Roadways	1
326		X	Unusual Circumstances	Admin
327		X	Use of Equipment	1
327.1		X	Use of Equipment and Devices Generating Heat, Sparks or Open Flames	1
327.2		X	Spark Arresters	1
407.5	X		Hazardous Materials Inventory Statement	1&2
501.1	X		Scope	Admin, 1, 2 & 3
510.1	X		Emergency Responder Communication Coverage Enhancement Systems in New Buildings	Admin, 1, 2, & 3
903.2	X		Where Required (Sprinklers)	1, 2&3
903.2.8	X		Group R (Sprinklers)	1,2&3
903.3.5.3		X	Hydraulically Calculated Systems	1&2
2801.2	X		Permit	Admin
2808.2	X		Storage Site	Admin
2808.3	X		Size of Piles	1
2808.4	X		Pile Separation	1
2808.7	X		Pile Fire Protection	1
2808.9	X		Material-Handling Equipment	1
2808.11		X	Temperature Control	1
2808.11.1		X	Pile Temperature Control	1
2808.11.2		X	New Material Temperature Control	1
2808.12		X	Water Availability	1
2808.13		X	Tipping Area	1
2808.14		X	Emergency Contact	Admin
2808.15		X	Maximum Grid of Piles and Rows	Admin
2808.16		X	Push-Out / Clear Area	Admin
5001.5.2	X		Hazardous Materials Inventory Statement (HMIS)	Admin
5003.1.1.1	X		Extremely Hazardous Substances	1 & 3
5608.2		X	Firing	Admin
5608.3		X	Application for Permit	Admin
Chapter 80			Referenced Standards	
NFPA 13 16.12.3.3	X		Fire Department Connections	1, 2, & 3
NFPA 13	X		Requirement to use quick-response	1, 2, & 3

9.4.3.1				type sprinklers in shell buildings	
NFPA 13 9.2.1.7	X			No sprinkler protection needed for concealed spaces with noncombustible insulation, with fire official approval	1, 2, & 3
NFPA 13D 7.1.2	X			No separate control valves unless supervised by central station/proprietary/remote station alarm service	1, 2, & 3
NFPA 14 7.3.1.1			X	Hose connections/stations must be unobstructed	1, 2, & 3
NFPA 24 6.2.8.1		X		Valves painted OSHA red	Admin, 1 & 3
NFPA 24 6.2.9	X			Arrangement of connections to private fire service mains to be isolated	1, 2, & 3
NFPA 24 10.1.5		X		Ferrous pipe joints to be polyethylene encased	1, 2, & 3
NFPA 24 10.4.1.1	X			Coatings	1, 2, & 3
NFPA 24 10.4.1.1.1		X		All bolts in pipe-joint assembly to be 316 stainless steel	1, 2, & 3
NFPA 24 10.4.3.2			X	Private fire service mains not permitted to extend more than 10 feet under the building	1, 2, & 3

CODE SECTION	AMEND	ADD	DELETE	California Green Building Standards Code Local Amendment, Title/Description	FINDINGS
202	X			Definitions	Admin

CODE SECTION	AMEND	ADD	DELETE	California Wildland-Urban Interface Code Local Amendment, Title/Description	FINDINGS
1.11.2.1.1	X			Responsibility for Enforcement	
101.3.1	X			Application	Admin, 1, & 2
101.3.2		X		Fuel Modification Requirements for New Construction	1, 2, & 3
602.4		X		Fuel Modification Plan	

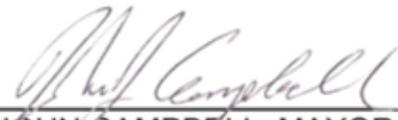
Section 14. Effective Date.

This Ordinance shall take effect immediately upon enactment.

Section 15. City Clerk's Certification.

The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duly designated posting places within the City and published once within (15) days after the passage and adoption as required by law; or, in the alternate, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five (5) days prior to the date of adoption of this Ordinance; and, within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

PASSED, APPROVED AND ADOPTED at this 17th day of February 2026.



JOHN CAMPBELL, MAYOR

ATTEST:

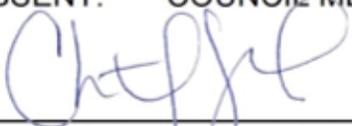


CITY CLERK, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF SAN JUAN CAPISTRANO)

I, CHRISTY JAKL, City Clerk of the City of San Juan Capistrano, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 1131 which was regularly introduced and placed upon its first reading at the Regular Meeting of the City Council on the 3rd day of February 2026 and that thereafter, said Ordinance was duly adopted and passed at the Regular Meeting of the City Council on the 17th day of February 17, 2026, by the following vote, to wit:

AYES: COUNCIL MEMBERS: Farias, Hart, Bourne and Mayor Pro Tem Taylor
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: Mayor Campbell



CHRISTY JAKL, CITY CLERK

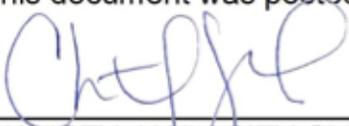
STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss. AFFIDAVIT OF POSTING
CITY OF SAN JUAN CAPISTRANO)

I, CHRISTY JAKL, declare as follows:

That I am the duly appointed and qualified City Clerk of the City of San Juan Capistrano; That in compliance with State laws, Government Code section 36933(1) of the State of California, on the 4th day of February 2026, at least 5 days prior to the adoption of the ordinance, I caused to be posted a certified copy of the proposed ordinance entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN JUAN CAPISTRANO, CALIFORNIA, AMENDING SPECIFIC SECTIONS OF TITLE 8 OF THE SAN JUAN CAPISTRANO MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), INCLUDING THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA FIRE CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE INCLUDING APPENDIX CI SWIMMING POOL SAFETY ACT, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; AND THE ORANGE COUNTY GRADING AND EXCAVATION CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS, AND PENALTIES THERETO.

This document was posted in the Office of the City Clerk



CHRISTY JAKL, CITY CLERK
San Juan Capistrano, California

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss AFFIDAVIT OF POSTING
CITY OF SAN JUAN CAPISTRANO)

I, CHRISTY JAKL, declare as follows:

That I am the duly appointed and qualified City Clerk of the City of San Juan Capistrano; that in compliance with State laws, Government Code section 36933(1) of the State of California.

On the 18th of February 2026, I caused to be posted a certified copy of Ordinance No. 1131, adopted by the City Council on February 18, 2026, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN JUAN CAPISTRANO, CALIFORNIA, AMENDING SPECIFIC SECTIONS OF TITLE 8 OF THE SAN JUAN CAPISTRANO MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), INCLUDING THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA FIRE CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE INCLUDING APPENDIX CI SWIMMING POOL SAFETY ACT, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; AND THE ORANGE COUNTY GRADING AND EXCAVATION CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS, AND PENALTIES THERETO.

This document was posted in the Office of the City Clerk



CHRISTY JAKL, CITY CLERK
San Juan Capistrano, California