

## ORDINANCE 1719

**AN ORDINANCE OF THE CITY OF SEAL BEACH ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA RESIDENTIAL CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA PLUMBING CODE, AND 2025 CALIFORNIA FIRE CODE WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS, AMENDING TITLE 9 OF THE SEAL BEACH MUNICIPAL CODE, AND APPROVING A CEQA EXEMPTION DETERMINATION**

**THE SEAL BEACH CITY COUNCIL DOES ORDAIN AS FOLLOWS:**

**Section 1.** Recitals.

- A. California law provides that on January 1, 2026, building standards contained in the 2025 California Building Standards Code ("CBSC"), Title 24 of the California Code of Regulations, will be effective within the City.
- B. Pursuant to California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5, the City may amend building standards contained in the CBSC based upon express findings that such changes are reasonably necessary because of local climatic, topographical or geological conditions.
- C. The City shall file a copy of this ordinance with its amendments to the CBSC, together with required findings, with California Building Standards Commission.
- D. The Building Official has recommended amending certain building standards in the CBSC due to local conditions.
- E. The findings supporting the necessity for the amendments to building standards herein are contained by separate Resolution of the City Council to this Ordinance in accordance with California Health and Safety Code Sections 17958.5 and 18941.5.
- F. On October 13, 2025, a duly noticed public hearing was conducted to consider the adoption of this Ordinance.
- G. All legal prerequisites to the adoption of this Ordinance have occurred.

**Section 2.** Section 9.60.010 of Chapter 9.60 of Title 9 of the Seal Beach Municipal Code is amended by revising only those sections of Chapter 1 of the California Building Code set forth below, to read as follows:

## **“9.60.010 CONSTRUCTION CODES AND PERMITTING ADMINISTRATION**

### **1. Subsection 105.2 amended in its entirety to read:**

#### **105.2 Work exempt from permit**

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code, other laws, ordinances, or regulations, or required approvals from other City Departments and State and federal agencies.

#### **Building:**

A building permit shall not be required for the following:

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

1. Work not regulated by the Building Code, except where deemed necessary by the building official to enforce other Federal and/or State Laws, State disabled access requirements, or to enforce City ordinances or policies.
2. Painting; wallpapering; installing carpet, vinyl, tile, and similar floor coverings, cabinets, counter tops and similar finish work where disabled access requirements do not apply.
3. Repairing broken window glass not required by the Building Code to be safety or security glazing.
4. One-story detached accessory buildings used as tool and storage sheds, shade structures, pump houses, and similar uses, provided the gross floor area does not exceed 120 square feet (11.15 m<sup>2</sup>), the height does not exceed 12 feet (3.69 m), and the maximum roof projection does not exceed 24 inches (610 mm).
5. Chain-link, wrought-iron and similar fences not more than 12 feet in height.
6. Masonry, concrete, wood and similar fences not more than 6 feet in height.
7. Exception: Wood fences not more than 8 feet in height with 60 percent or more of the fence open and incapable of being loaded by wind.
8. Retaining walls that retain not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding a Class I, II, or III-A liquids.
9. Ground-mounted radio and television antenna towers that do not exceed 45 feet in height and ground-supported dish antennas not exceeding 15 feet in height above finished grade in any position.
10. Light standards which do not exceed 30 feet (9,144 mm) in height.
11. Flagpoles not erected upon a building and not more than 15 feet (4,572 mm) high.
12. Tanks not storing hazardous material as defined in the Fire Code provided that:

- 12.1 Steel tanks are supported on a foundation not more than 2 feet (610 mm) above grade and the overall height to diameter or width does not exceed  $1\frac{1}{2}$  times the diameter.
- 12.2 Water tanks constructed of materials other than steel, including cisterns and rain barrels, are supported directly on grade, the overall height to diameter or width does not exceed  $1\frac{1}{2}$  times the diameter, and the capacity does not exceed 5000 gallons (18925 L).
13. Gantry cranes and similar equipment.
14. Motion picture, television and theater stage sets and scenery. Buildings or structures constructed as part of a set or as scenery shall not be occupied or used for any other purpose.
15. A playhouse or tree house provided that:
  - 15.1 It does not exceed 64 square feet (5.94 m<sup>2</sup>) in area nor 8 feet (2438 mm) in height from floor to roof.
  - 15.2 The ceiling height as established by door height or plate line does not exceed 6 feet (1829 mm).
16. Canopies or awnings, completely supported by the exterior wall, attached to a Group R-3 or U Occupancy, and extending not more than 54 inches (1372 mm) from the exterior wall of the building, and not encroaching into the public right-of-way or any required fire separation distance specified by this Code.
17. Sheds, office or storage buildings, and other structures that are less than 1,500 square feet (139 m<sup>2</sup>) and incidental to work authorized by a valid grading or building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.
18. Oil derricks.
19. Decks, walks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below, and which are not part of an accessible route.
20. Prefabricated swimming pools and other bodies of water accessory to a Group R-3 Occupancy that are less than 18 inches (0.46 m) deep, or do not exceed 5,000 gallons (18,927 L) and are installed entirely above adjacent grade.
21. Playground equipment.
22. One-story detached animal cages and kennels, chicken coops, and animal pens provided the gross floor area does not exceed 300 square feet (37.2 m<sup>2</sup>) and the height does not exceed 6 feet (1.8 m) and at least one horizontal dimension does not exceed 12 feet (3.69 m).
23. Non-combustible livestock shelters provided that the gross floor area does not exceed 300 square feet (27.9 m<sup>2</sup>), the height does not exceed 12 feet (3.69 m), and at least 3 sides are each a minimum of 65 percent open.

24. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

### **Electrical:**

An electrical permit shall not be required for the following:

25. Minor repair work, such as the replacement of lamps, switches, receptacle devices, sockets, and the like, or the connection of portable motor and appliances to suitable receptacles which have been permanently installed.
26. The wiring for temporary theater, motion picture or television stage sets.
27. Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
28. Low-energy power, control, and signal circuits are not an integral part of an appliance and in which the power is limited from a source having a rated output of not more than 30 volts and 1,000 volt-amperes.
29. Temporary decorative lighting.
30. The installation of temporary wiring for testing or experimental purposes within suitable facilities.
31. Replacement of over-current devices of the same type and the same rating.
32. Portable generators, portable motors, appliances, tools, power outlets, and other portable equipment connected by means of a cord or cable having an attachment plug.
33. Private telephone, intercom, sound and communication systems; provided, however, that the above system(s) do not exceed the value as indicated in (c) and (d) of this section. A permit shall be obtained for the power supplies required by the above systems.

### **Mechanical:**

A mechanical permit shall not be required for the following:

34. Any portable heating appliance.
35. Any portable ventilating equipment.
36. Any portable cooling unit.
37. Any steam, hot, or chilled water piping within any heating or cooling equipment regulated by this Code.
38. Replacement of any component part or assembly of an appliance which does not alter its original approval and complies with other applicable requirements of this Code.
39. Any portable evaporative cooler.
40. Any refrigerating equipment which is a part of the equipment for which a permit has been issued pursuant to the requirements of this Code.

41. Any unit refrigerating system.

**Plumbing:**

A Plumbing permit shall not be required for the following:

42. Clearing of stoppages and stopping of leaks which do not involve the replacement of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping or gas piping.
43. (b) Change of residential plumbing fixtures which do not involve the replacement of the existing waste and vent piping excluding the trap, to include, residential toilets, residential bathroom hand sinks, bathtub and residential kitchen sinks.
44. (c) Connection of any appliance approved for and intended to be connected by flexible gas piping to a gas shutoff valve which was previously permitted and inspected under a valid Plumbing permit.

**2. Subsection 105.3.2 amended in its entirety to read:**

**105.3.2 Expiration of Applications.** A plan check application shall expire and become null and void if a permit is not issued within one (1) year from the date of application. Upon expiration, the Building Official may dispose of the submitted plans, calculations, and related documents.

The Building Official may, at their discretion, grant one or more extensions of time, each not to exceed one hundred eighty (180) days, provided that:

1. The applicant submits a written request demonstrating that the delay was due to circumstances beyond the applicant's control.
2. For extensions requested prior to expiration, the request is submitted before the expiration date.
3. For extensions requested after expiration, the request is submitted within twelve (12) months following the date of expiration.
4. An extension fee, in an amount determined by the Building Official, not to exceed twenty-five percent (25%) of the original plan check fee, is paid for each extension; and
5. The total cumulative extension period shall not exceed two (2) years from the original expiration date, with extensions issued only in increments not exceeding one hundred eighty (180) days, and a separate extension fee required for each extension granted.

Any extension granted after expiration shall be deemed a continuation of the original application and shall not constitute a reissuance or a new application.

Once an application, including any extension thereof, has expired without further extension, the applicant shall file a new application, submit new plans and

calculations, and pay all applicable fees in accordance with the codes and regulations then in effect.

**3. Section 105.7 amended in its entirety to read:**

**105.7 Expiration of Permits.** Every permit issued under the provisions of this Code shall expire by limitation and become null and void if any of the following conditions occur:

1. The work authorized by such permit is not commenced within one (1) year from the date of permit issuance; or
2. No required building inspection, as defined in this Code and as identified on the Job Record issued with the permit, is approved by the Building Official within one (1) year from the date of the last approved inspection.

Partial inspections, or inspections related solely to electrical, mechanical, plumbing, grading, or reroofing, shall not constitute a required building inspection unless such work is integral to the primary building permit.

Supplemental permits for electrical, grading, mechanical, plumbing, or reroofing shall remain valid so long as the associated primary building permit remains active.

The Building Official may, at their discretion, grant one or more extensions of time, each not to exceed one hundred eighty (180) days, to prevent or cure the expiration of a permit, provided that:

1. The permittee submits a written request demonstrating that the delay in progress was due to circumstances beyond the permittee's control;
2. For extensions requested prior to expiration, the request is submitted before the expiration date;
3. For extensions requested after expiration, the request is submitted within twelve (12) months following the date of expiration; and
4. An extension fee, in an amount determined by the Building Official, not to exceed twenty-five percent (25%) of the original permit fee, is paid for each extension.

Multiple extensions may be granted to cover the requested period of time; however, each extension shall be issued in increments not exceeding one hundred eighty (180) days, and a separate extension fee shall apply to each extension granted.

Any extension granted after expiration shall be deemed a continuation of the original permit and shall not constitute a reissuance or issuance of a new permit.

If no extension is granted, the permit shall remain expired and no further work shall be performed under that permit. The permittee shall be required to submit a new permit application, including all required plans and calculations, and pay all applicable fees in accordance with the codes and regulations then in effect.

**4. Subsection 106.2 deleted in its entirety and can be indicated as reserved.**

**5. A new subsection 108.8 added to read:**

**108.8 Valuation.** The determination of value or valuation under any of the provisions of this code shall be made by the building official. Valuation shall be based on the type of construction, occupancy classification, and size of the project, and shall include all components of the permitted work, including structural elements, finishes, roofing, mechanical, electrical, plumbing, fire protection systems, and other permanently installed features or equipment.

In establishing valuation, the Building Official may reference the most current Building Valuation Data (BVD) published by the International Code Council or other similar industry data sources. These references are intended to provide a consistent and uniform basis for determining construction valuation for fee assessment purposes. The calculated valuation is not required to reflect actual or reported construction costs.

**6. Subsection 108.5 amended in its entirety to read:**

**108.5 Plan Check and Permit Fee Refunds**

**108.5.1 Plan Check Fee Refunds.** Plan check fees may be refunded up to a maximum of eighty percent (80%) of the original plan check fee, provided that:

1. No plan review has been performed; and
2. A written request for a refund is submitted to the Building Official within one (1) year from the date of payment; and
3. The refundable amount exceeds the equivalent of the minimum permit fee, as determined by the current adopted fee schedule.

The Building Official shall determine eligibility and the amount of any refund in accordance with these provisions.

**108.5.2 Permit Fee Refunds.** Permit fees may be refunded to a maximum of eighty percent (80%) of the original permit fee, provided that:

1. No portion of the work authorized by the permit has commenced; and
2. The permit has been cancelled; and
3. A written request for refund is submitted to the Building Official within one (1) year from the date of permit cancellation or expiration; and
4. The refundable amount exceeds the equivalent of the minimum permit fee, as determined by the current adopted fee schedule.

Permit issuance fees are non-refundable. The Building Official shall determine eligibility and the amount of any refund in accordance with these provisions.

**7. Subsection 110.2 amended in its entirety to read:**

**110.2 Certificate issued.** Upon passing final inspection and demonstrating compliance with this Code, applicable laws, ordinances, rules, and regulations, and upon full payment of all required fees, the Building Official may issue a Certificate of Occupancy upon written request by the permit holder.

The Certificate of Occupancy shall include the following information:

1. The building permit number.
2. The address of the building or structure.
3. A description of the portion of the building covered by the certificate.
4. A statement that the described portion was inspected and found to comply with applicable codes and regulations for the intended occupancy and use classification.
5. The date of final approval; and
6. Any additional information deemed necessary by the Building Official.

**8. Subsection 110.3 amended in its entirety to read:**

**110.3 Temporary Certificate of Occupancy**

The Building Official may issue a Temporary Certificate of Occupancy for the use or occupancy of any portion of a building or structure prior to the completion of all permitted work, provided it is determined that no substantial hazard will result from such use or occupancy.

A Temporary Certificate of Occupancy shall:

1. Specify the portion of the building or premises to be occupied.
2. Be valid for an initial period of thirty (30) calendar days; and
3. Be subject to a fee per 30-day period, as established by the adopted fee schedule.

If additional time is needed, the Building Official may, upon written request and justification, approve a longer duration by allowing multiple 30-day periods to be purchased in advance. The total authorized time shall be based on project-specific conditions and shall remain at the discretion of the Building Official.

Upon expiration of a Temporary Certificate of Occupancy and any approved extensions, no portion of the building or premises shall be occupied until final approval, or a Certificate of Occupancy is issued.”

**9. Except as expressly amended herein, all provisions of Section 9.60.010 shall continue in full force and effect.”**

**Section 3.** Section 9.60.020.010 of Chapter 9.60 of Title 9 of the Seal Beach Municipal Code is hereby repealed provided, however that such repeal shall not affect or excuse any violation thereof occurring prior to the effective date of this Ordinance. A new Section 9.60.020.010 is hereby added to Chapter 9.60 of Title 9 of the Seal Beach Municipal Code to read as follows:

**“9.60.020.010 BUILDING CODE ADOPTED BY REFERENCE AND AMENDED**

**A. CALIFORNIA BUILDING CODE ADOPTED BY REFERENCE**

Chapters 1 through 35 and Appendices F, I, J and P of the 2025 California Building Code, Title 24 Part 2 of the California Code of Regulations, as published by the California Building Standards Commission are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Seal Beach Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except that those certain sections thereof which are necessary to meet local conditions as hereinafter set forth in Section 9.60.020.010.B of this Code are hereby repealed, added or amended to read as set forth therein.

The administration of the Building Code shall be as set forth in Section 9.60.010 of this Code.

Not less than one copy of the 2025 California Building Code, Title 24 Part 2 of the California Code of Regulations together with any and all amendments thereto proposed by the City of Seal Beach, has been and is now filed in the office of the Community Development Department and shall remain on file with Building Official, and shall collectively be known as the **City of Seal Beach Building Code** and may be cited as Section 9.60.020.010 of the Seal Beach Municipal Code.

## **B. CALIFORNIA BUILDING CODE AMENDED**

Chapters 1 and 9 of the 2025 California Building Code, Title 24 Part 2 of the California Code of Regulations adopted by reference as the Building Code of the City of Seal Beach, are hereby amended, deleted or added as follows:

**1- Chapter 1 of Division II is deleted in its entirety.**

**2- Chapter 9 is amended in its entirety to read:**

**Chapter 9 FIRE PROTECTION SYSTEMS.** Chapter 9 of the California Building Code is deleted in its entirety and replaced with Chapter 9 of the California Fire Code as adopted and amended by City of Seal Beach in Municipal Code Sections 9.60.020.060.A and 9.60.020.060.B.”

**Section 4.** Section 9.60.020.020 of Chapter 9.60 of Title 9 of the Seal Beach Municipal Code is hereby repealed provided, however, that such repeal shall not affect or excuse any violation thereof occurring prior to the effective date of this Ordinance. A new Section 9.60.020.020 is hereby added to Chapter 9.60 of Title 9 of the Seal Beach Municipal Code to read as follows:

**“9.60.020.020 RESIDENTIAL CODE ADOPTED BY REFERENCE AND AMENDED**

## **A. CALIFORNIA RESIDENTIAL CODE ADOPTED BY REFERENCE**

Chapters 2 through 10, Chapter 44, and Appendix J of the 2025 California Residential Code, Title 24 Part 2.5 of the California Code of Regulations, as published by the California Building Standards Commission, are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Seal Beach Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except that those certain sections thereof which are necessary to meet local conditions as hereinafter set forth in Section 9.60.020.020.B of this Code are hereby repealed, added or amended to read as set forth therein.

The administration of the Residential Code shall be as set forth in Section 9.60.010 of this Code.

Not less than one copy of the 2025 California Residential Code, Title 24 Part 2.5 of the California Code of Regulations together with any and all amendments thereto proposed by the City of Seal Beach, has been and is now filed in the office of the Community Development Department and shall be remain on file with Building Official, and shall collectively be known as the **City of Seal Beach Residential Code** and may be cited as Section 9.60.020.020 of the Seal Beach Municipal Code.

## **B. CALIFORNIA RESIDENTIAL CODE AMENDED**

Chapter 3 of the 2025 California Residential Code, Title 24 Part 2.5 of the California Code of Regulations adopted by reference as the Residential Code of the City of Seal Beach, is hereby amended, deleted or added as follows:

- 1. Section R301.1.3.2 is amended in its entirety to read:**  
**R301.1.3.2 Wood Frame Structures.** The Building Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of wood frame construction more than two stories and basement in height located in Seismic Design Category A, B, or C. Notwithstanding other sections of law, the law establishing these provisions is found in Business and Professions Code Sections 5537 and 6737.1.  
The Building Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of wood frame construction more than one story in height or with a basement located in Seismic Design Category D0, D1, or D2 or E.
- 2. Section R309 Automatic Fire Sprinkler System is amended in its entirety to read:**

**R309 Automatic Fire Sprinkler System. Section 903 of Chapter 9 of the Seal Beach Fire Code** (Title 9, Chapter 9.60 Section 9.60.020.060 Fire Code) is adopted by reference to be the Section R309 of the Residential Code.”

**Section 5.** Section 9.60.020.030 of Chapter 9.60 of Title 9 of the Seal Beach Municipal Code is hereby repealed provided, however, that such repeal shall not affect or excuse any violation thereof occurring prior to the effective date of this Ordinance. A new Section 9.60.020.030 is hereby added to Chapter 9.60 of Title 9 of the Seal Beach Municipal Code to read as follows:

**“9.60.020.030 ELECTRICAL CODE ADOPTED BY REFERENCE**

**A. CALIFORNIA ELECTRICAL CODE ADOPTED BY REFERENCE**

89.102 through 89.114 of Article 89, Article 90, Chapters 1 through 9, and Annexes A, B, C, D, E, F, G, H, I and J of the 2025 California Electrical Code, Title 24 Part 3 of the California Code of Regulations, are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Seal Beach Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

The administration of the Electrical Code shall be as set forth in Section 9.60.010 of this Code.

Not less than one copy of the 2025 California Electrical Code, Title 24 Part 3 of the California Code of Regulations together with any and all amendments thereto proposed by the City of Seal Beach, has been and is now filed in the office of the Community Development Department and shall be remain on file with Building Official, and shall collectively be known as the **City of Seal Beach Electrical Code** and may be cited as Section 9.60.020.030 of the Seal Beach Municipal Code.”

**Section 6.** Section 9.60.020.040 of Chapter 9.60 of Title 9 of the Seal Beach Municipal Code is hereby repealed provided, however, that such repeal shall not affect or excuse any violation thereof occurring prior to the effective date of this Ordinance. A new Section 9.60.020.040 is hereby added to Chapter 9.60 of Title 9 of the Seal Beach Municipal Code to read as follows:

**“9.60.020.040 MECHANICAL CODE ADOPTED BY REFERENCE**

Division I Sections 1.2.0 through 1.14.0 of Chapter 1, Chapters 2 through 17 and Appendices B, C and D of the 2025 California Mechanical Code, Title 24 Part 4 of the California Code of Regulations, as published by the California Building Standards Commission are hereby adopted by reference pursuant to the

provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Seal Beach Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

The administration of the Mechanical Code shall be as set forth in Section 9.60.010 of this Code.

Not less than one copy of the 2025 California Mechanical Code, Title 24 Part 4 of the California Code of Regulations together with any and all amendments thereto proposed by the City of Seal Beach, has been and is now filed in the office of the Community Development Department and shall be remain on file with Building Official, and shall collectively be known as the **City of Seal Beach Mechanical Code** and may be cited as Section 9.60.020.040 of the Seal Beach Municipal Code.”

**Section 7.** Section 9.60.020.050 of Chapter 9.60 of Title 9 of the Seal Beach Municipal Code is hereby repealed provided, however, that such repeal shall not affect or excuse any violation thereof occurring prior to the effective date of this Ordinance. A new Section 9.60.020.050 is hereby added to Chapter 9.60 of Title 9 of the Seal Beach Municipal Code to read as follows:

**“9.60.020.050 PLUMBING CODE ADOPTED BY REFERENCE**

Division I Sections 1.2.0 through 1.14.0 of Chapter 1, Chapters 2 through 17 and Appendices A, B, D, H, I and J of the 2025 California Plumbing Code, Title 24 Part 5 of the California Code of Regulations, as published by the California Building Standards Commission are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Seal Beach Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein.

The administration of the Plumbing Code shall be as set forth in Section 9.60.010 of this Code.

Not less than one copy of the 2025 California Plumbing Code, Title 24 Part 5 of the California Code of Regulations together with any and all amendments thereto proposed by the City of Seal Beach, has been and is now filed in the office of the Community Development Department and shall be remain on file with Building Official, and shall collectively be known as the **City of Seal Beach Plumbing Code** and may be cited as Section 9.60.020.050 of the Seal Beach Municipal Code.”

**Section 8.** Section 9.60.020.060 of Chapter 9.60 of Title 9 of the Seal Beach Municipal Code is hereby repealed provided, however, that such repeal shall not affect or excuse any violation thereof occurring prior to the effective date of this Ordinance. A new Section 9.60.020.060 is hereby added to Chapter 9.60 of Title 9 of the Seal Beach Municipal Code to read as follows:

**“9.60.020.060 FIRE CODE ADOPTED BY REFERENCE AND AMENDED**

**A. CALIFORNIA FIRE CODE ADOPTED BY REFERENCE**

Chapters 1 Division I and Division II, Chapters 2 through 80 and Appendices B, BB, C, CC, and H of the 2025 California Fire Code, Title 24 Part 9 of the California Code of Regulations, as published by the California Building Standards Commission are hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Seal Beach Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except that those certain sections thereof which are necessary to meet local conditions as hereinafter set forth in Section 9.60.020.060.B of this Code are hereby repealed, added or amended to read as set forth therein.

Not less than one copy of said 2025 California Fire Code, Title 24 Part 9 of California Code of Regulations together with any and all amendments thereto proposed by the City of Seal Beach, has been and is now filed in the office of the Community Development Department and shall be remain on file with Building Official, and shall collectively be known as the **City of Seal Beach Fire Code** and may be cited as Section 9.60.020.060 of the Seal Beach Municipal Code.

**B. CALIFORNIA FIRE CODE AMENDED**

Chapters 1, 2, 3, 4, 5, 9, 28, 50, 56, and 80 of the 2025 California Fire Code, Title 24 Part 9 of the California Code of Regulations adopted by reference as the Fire Code of the City of Seal Beach, are hereby amended, deleted or added as follows:

**Chapter 1**

**Scope and Administration**

**Chapter 1 SCOPE AND ADMINISTRATION** is adopted in only those sections and subsections adopted by the SFM 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**

**Chapter 2 DEFINITIONS** is adopted in its entirety as amended by the SFM with the following amendments:

**Sections 202 GENERAL DEFINITIONS** is hereby revised by adding “OCFA” and “Spark Arrester” as follows:

***OCFA:** Orange County Fire Authority, 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**

**Chapter 3 GENERAL REQUIREMENTS** is adopted in only those sections and subsections adopted by the SFM with the following amendments:

**Section 304.1.3 Vegetation** is hereby revised 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 applies:*

- 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 added as follows:

**305.7 Disposal of rubbish.** *Rubbish, trash or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.*

**SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES** is hereby revised as follows:

**SECTION 307 OPEN BURNING, RECREATIONAL FIRES, FIRE PITS, FIRE RINGS, AND PORTABLE OUTDOOR FIREPLACES**

**Sections 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 occupancies 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 Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction and vegetation shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. At other R occupancies, the minimum distance shall be ten feet. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. 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.** *Permanent outdoor fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building 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 structures unless within an approved permanent fireplace. 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 feet 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:

**SECTION 324 FUEL MODIFICATION REQUIREMENTS FOR NEW CONSTRUCTION**

**324.1 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:

**SECTION 325 CLEARANCE OF BRUSH OR VEGETATION GROWTH FROM ROADWAYS**

**325.1 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:

**SECTION 326 UNUSUAL CIRCUMSTANCES**

**326.1 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 that 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:

### **SECTION 327 USE OF EQUIPMENT**

**327.1 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 327.2 Use of equipment and devices generating heat, sparks or open flames** is hereby added as follows:

**327.2 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 a 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 327.3 Spark arresters** is hereby added as follows:

**327.3 Spark arresters.** *Spark arresters shall comply with Section 202, and when affixed to the exhaust system of engines or vehicles subject to Section 327 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**

**Chapter 4 EMERGENCY PLANNING AND PREPAREDNESS** is adopted in only those sections and subsections adopted by the SFM with the following amendment:

**Section 407.5** is hereby revised as follows:

**407.5 Hazardous Materials Inventory Statement.** Where required by the fire code official, each application for a permit shall follow *OCFA Guideline G-04 "Completion of the Chemical Classification"* in accordance with Section 5001.5.2.

## **Chapter 5**

### **Fire Service Features**

**Chapter 5 FIRE SERVICE FEATURES** is adopted in its entirety as amended by the SFM with the following amendments:

**SECTION 501.1 Scope** is hereby revised 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 Plans for Commercial & Residential Development."*

**Section 510.1 Emergency responder communications enhancement systems in new buildings** is hereby deleted and replaced as follows:

**510.1 Emergency responder radio coverage 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 of the jurisdiction 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 requirements of the Orange County Sheriff's Department, Communications and Technology Division, and where the functionality of 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:*
  - 1.1. *Existing buildings or structures, unless required by the Building Official and OCFA for buildings and structures undergoing extensive remodel and/or expansion.*
  - 1.2. *Elevators.*
  - 1.3. *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.*
  - 1.4. *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 9**

### **Fire Protection and Life Safety Systems**

**Chapter 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS** is adopted in its entirety as amended by the SFM with the following amendments:

**Section 903.2 Where required** is hereby revised 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 903.2.1 through 903.2.21, an automatic sprinkler 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 section 903.2.10 (3) or 903.2.10.1 of the California Fire Code.

2. **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:
  - 2.1. When an addition exceeds 2000 square feet, and the resulting building area exceeds 5000 square feet.

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

**Section 903.2.8 Group R** is hereby revised 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, including attached garages.
2. **Existing R-3 Buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
  - 2.1. All existing Group R occupancies and U garages when the total area is increased by 750 square feet or more.
  - 2.2. An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the alteration or combination of an addition and alteration, is 50% or more of an area/value of the existing structure and where the scope of the work exposes building framing and facilitates sprinkler installation and is such that the Building/Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.
  - 2.3. Any addition to an existing building which has fire sprinklers installed.

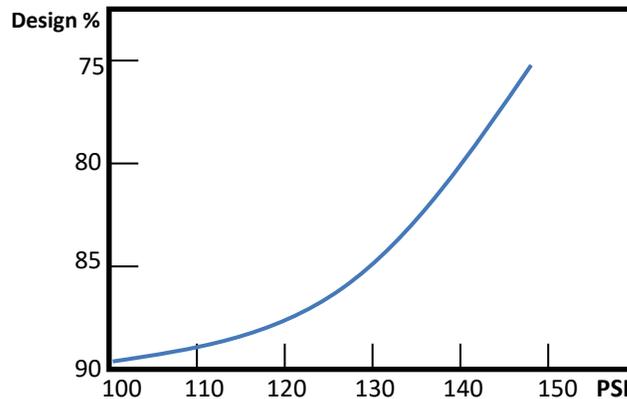
The **exceptions** in this section remain unchanged.

**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 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 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 28

**Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities**  
**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 as follows:

**2801.2 Permit.** Permits shall be required as set forth in Section 105.5. *and 105.5.31.*

**Section 2808.2 Storage site** is hereby revised 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 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 2808.3.1 Increase in pile or stack size** is hereby deleted in its entirety.

**Section 2808.4 Pile separation** is hereby revised 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 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 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 areas** 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.*

**Section 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 clear at all times to allow for the largest pile to be spread out to a depth of 2 feet in height. 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 50**

### **Hazardous Materials – General Provisions**

**Chapter 50 HAZARDOUS MATERIALS – GENERAL PROVISIONS** is adopted in its entirety as amended by the SFM with the following amendments:

**Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS)** is hereby revised as follows:

**5001.5.2 Hazardous Materials Inventory Statement (HMIS).** *Where required by the fire code official, an application for a permit shall follow OCFA Guideline G-04 “Completion of the Chemical Classification”, 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 and Safety Code Section 25500 et al) in a residential zoned or any residentially developed property.*

## **Chapter 56**

### **Explosives and Fireworks**

**Chapter 56 EXPLOSIVES AND FIREWORKS** is adopted in its entirety as amended by the SFM with the following amendments:

**Section 5608.2 Firing** is hereby added as follows:

***5608.2 Firing.** All fireworks display, 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 80**

### **Referenced Standards**

**Chapter 80 REFERENCED STANDARDS** is adopted in its entirety as amended by the SFM with the following amendments:

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

**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.**

**Section 9.4.3.1** is hereby revised 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 3.3.223.4.16
- (2) Residential sprinklers in accordance with the requirements of Chapter 12
- (3) Quick-response CMSA sprinklers
- (4) ESFR sprinklers
- (5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers.
- (6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

**Section 16.12.3.3** is hereby revised 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.*

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

**Section 7.1.2** is hereby revised as follows:

**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 24, 2025 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances** is hereby amended as follows:

**Section 6.2.8.1** is hereby added as follows:

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

*Exceptions:*

- (1) *Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.*

- (2) *Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.*

**Section 6.2.9** is hereby revised as follows:

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

- (1) A post indicator valve installed not less than 40 ft (12 m) from the building
  - (a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.
  - (b) Post indicating valves shall be allowed to be closer than 40 ft (12 m) to the building when a property line or other physical barriers make it impossible to have a post indicating valve 40 ft (12m) away.
  - (c) Post indicating valves shall be allowed to be closer than 40 ft (12 m) to the building when building driveway or fire access roadways or other building traffic make it impractical to be 40 ft (12 m).
- (2) A wall post indicator valve on risers located within the building, either a nonrising stem gate valve with a wall post indicator or a listed butterfly valve with an indicating handle extending out through the building wall.
- (3) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building
  - (a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.
  - (b) Backflow preventer valves shall be allowed to be closer than 40 ft (12 m) to the building when a property line or other physical barriers make it impossible to have a backflow preventer valve 40 ft (12 m) away.
  - (c) Backflow preventer valves shall be allowed to be closer than 40 ft (12 m) to the building when building driveway or fire access roadways or other building traffic make it impractical to be 40 ft (12 m).
- (4) Indicating control valves installed in a fire-rated room accessible from the exterior
- (5) Indicating control valves in a fire-rated stair enclosure accessible from the exterior as permitted by the AHJ
- (6) Any other valve type or location as permitted by the AHJ

**Section 10.1.5** is hereby added as follows:

*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 as follows:

*10.4.1.1 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt, bituminous, 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 and replaced as follows:

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

**Section 9.** Section 9.60.020 of Chapter 9.60 of Title 9 of the Seal Beach Municipal Code is hereby amended by adding a new Section 9.60.020.070 to read as follows:

**“9.60.020.070 EFFECT OF ADOPTION**

The adoption of the City Building, Residential, Electrical, Mechanical, Plumbing, Fire Code and the repeal, addition or amendment of ordinances by this code shall not affect the following matters:

- (A) Actions and proceedings which began the effective date of this code.
- (B) Prosecution for ordinance violations committed before the effective date of this code.
- (C) Licenses and penalties due and unpaid at the effective date of this code, and the collection of these licenses and penalties.
- (D) Bonds and cash deposits required to be posted, filed or deposited pursuant to any ordinance.

(E) Matters of record which refer to or are connected with ordinances the substances of which are included in this code; these references shall be construed to apply to the corresponding provisions of the code.”

**Section 10.** Section 9.60.020 of Chapter 9.60 of Title 9 of the Seal Beach Municipal Code is hereby amended by adding a new Section 9.60.020.080 to read as follows:

**“9.60.020.080 PENALTY; VIOLATIONS**

(A) General penalty; continuing violations. Every act prohibited or declared unlawful and every failure to perform an act required by this code is a misdemeanor or an infraction as set forth in the said respective pertinent sections of this code and any person causing or permitting a violation of any such section of said code shall be subject to the penalties ascribed to each such section as set forth herein.

(B) Violations including aiding, abetting, and concealing. Every person who causes, aids, abets or conceals the fact of a violation of this code is guilty of violating this code.

(C) Enforcement by civil action. In addition to the penalties provided herein, the said code may be enforced by civil action. Any condition existing in violation of this code is a public nuisance and may be summarily abated by the city.”

**Section 11. CEQA.** The City Council finds that it can be seen with certainty that there is no possibility the adoption of this Ordinance may have a significant effect on the environment because the Ordinance provides for greater environmental protection by adopting and amending building standards and administrative provisions designed to provide for greater energy efficiency, construction sustainability, and protection from seismic and climatic forces, including fire-related dangers. Therefore, it is exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3), of the California Code of Regulations (CEQA Guidelines).

**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 will not affect the validity of the remaining portions of this ordinance. The City Council of the City of Seal Beach 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. CONTINUITY.** To the extent the provisions of this Ordinance are substantially the same as previous provisions of the Seal Beach Municipal Code, these provisions will be construed as continuations of those provisions and not as amendments of the earlier provisions.

**Section 14. INTENT TO COMPLY WITH LAWS.** The City Council intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance will be construed in light of that intent.

**Section 15. PUBLICATION.** The City Clerk is directed to cause this ordinance to be published in the manner required by law.

**Section 16. EFFECTIVE DATE.** This Ordinance will take effect on January 1<sup>st</sup>, 2026.

**INTRODUCED** at a regular meeting of the City Council of the City of Seal Beach held on the 22<sup>nd</sup> day of September 2025.

**PASSED, APPROVED and ADOPTED** by the Seal Beach City Council at a regular meeting held on the 13<sup>th</sup> day of October 2025.

AYES: Council Members \_\_\_\_\_

NOES: Council Members \_\_\_\_\_

ABSENT: Council Members \_\_\_\_\_

ABSTAIN: Council Members \_\_\_\_\_

\_\_\_\_\_  
Lisa Landau, Mayor

ATTEST:

\_\_\_\_\_  
Gloria D. Harper, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Nicholas Ghirelli, City Attorney

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS  
CITY OF SEAL BEACH }

I, Gloria D. Harper, City Clerk of the City of Seal Beach, do hereby certify that the foregoing Ordinance was introduced for first reading at a regular meeting of the City Council of the City of Seal Beach held on the 22<sup>nd</sup> day of September, 2025, and was passed, approved, and adopted by the City Council at a regular meeting on the 13<sup>th</sup> day of October 2025.

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Gloria D. Harper, City Clerk

**2025 CALIFORNIA BUILDING AND RESIDENTIAL CODE  
AMENDMENT FINDINGS LEGEND**

<b>CODE SECTION</b>	<b>TITLE (Clarification)</b>	<b>FINDINGS</b>
Chapter 1	Division II	Administrative
Chapter 9	Fire Protection and Life Safety Systems	I, II & III and Code correlation with Fire Code amendments
R301.1.3.2	Wood Frame Structures	II & III
R309	Automatic Fire Sprinkler System	I, II & III and Code correlation with Fire Code amendments

**2025 CALIFORNIA FIRE CODE  
AMENDMENT FINDINGS LEGEND**

<b>CODE SECTION</b>	<b>TITLE (Clarification)</b>	<b>FINDINGS</b>
113.4	Violation penalties	Administrative
113.4.2	Infraction and misdemeanor	Administrative
202	General definitions	Administrative
304.1.3	OCFA vegetation management	I
305.6	Hazardous conditions (outdoor fires)	I & II
305.7	Disposal of rubbish	I & II
307	Open burning, recreational fires, fire pits, fire rings, and outdoor fireplaces	Administrative
307.6	Outdoor fireplaces, fire pits, fire rings	Administrative
307.6.1	Gas-fueled devices (outdoor fires)	I & II
307.6.2	Devices using wood or fuels other than natural gas or LPG	I & II
307.6.2.1	Where prohibited (burning of solid fuels)	I & II
324	Fuel modification requirements for new construction	I
325	Clearance of brush or vegetation growth from roadways	I
326	Unusual circumstances (vegetation management)	Administrative
327	Use of equipment (IC engines and spark arresters)	I
327.2	Use of equipment and devices generating heat, sparks or open flames	I
327.3	Spark arresters	I
407.5	Hazardous material inventory statement	I & II
501.1	Scope (fire service features)	Administrative, I, II & III

510.1	Emergency responder radio coverage	Administrative
903.2	Where required (sprinklers)	I, II & III
903.2.8	Group R (sprinklers)	I, II & III
903.3.5.3	Hydraulically calculated systems	I, II & III
2801.2	Permit (biomass storage and handling)	Administrative
2808.2	Storage site	Administrative
2808.3	Size of piles	I
2808.4	Pile separation	I
2808.7	Pile fire protection	I
2808.9	Material-handling equipment	I
2808.11	Temperature control	I
2808.11.1	Pile temperature control	I
2808.11.2	New material temperature control	I
2808.12	Water availability (for piles)	I
2808.13	Tipping area	I
2808.14	Emergency contact information	Administrative
2808.15	Maximum grid of piles and rows	Administrative, I
2808.16	Push-out / clear area	Administrative, I
5001.5.2	Hazardous materials inventory statement	Administrative
5003.1.1.1	Extremely hazardous substances	I, II & III
5608.2	Firing (commercial fireworks)	Administrative
5608.3	Application for permit (commercial fireworks)	Administrative
Chapter 80	Reference Standards	N/A
	2025 NFPA 13 (commercial sprinkler systems)	Administrative, II & III
	2025 NFPA 13D (single family sprinkler systems)	I & II
	2025 NFPA 24 (underground water supply systems)	Administrative & III

### AB 130 Finding

Amendments to building standards affecting residential uses contained in Ordinance 1719, are changes or modifications substantially equivalent to existing changes or modifications that were previously filed by the City of Seal Beach and were in effect as of September 30, 2025. See Health and Safety Code Sections 17958.5 and 18941.5.

## RESOLUTION 7696

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAL BEACH, CALIFORNIA, ADOPTING FINDINGS TO SUPPORT LOCAL AMENDMENTS TO THE 2025 CALIFORNIA BUILDING STANDARDS CODE BASED ON LOCAL CLIMATIC, TOPOGRAPHICAL, AND GEOLOGICAL CONDITIONS**

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7, and 18941.5 allow a city to make amendments to the California Building Standards Code based upon express findings that such modifications are reasonably necessary because of local climatic, topographical, or geological conditions; and,

WHEREAS, the Building Official has recommended amending certain building standards in the 2025 California Building Standards Code ("CBSC") due to local conditions; and,

WHEREAS, the City Council of the City of Seal Beach has considered such findings and determined that they are necessary to protect the health, safety, and welfare of the public due to unique conditions present within the City and the surrounding region.

NOW, THEREFORE, the Seal Beach City Council does resolved, declare, determine, and order as follows:

Exhibit "A" attached hereto and incorporated by reference herein, identifies amendments made by the City to the California Building Standards Code, and the local conditions set forth below supporting each amended building standard.

#### Section I. Climate Conditions

- A. Orange County is 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, street lights and utility poles will greatly impact the response time to reach an incident scene.
- 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. 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.
- 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.

## Section II. Topographical conditions.

- A. Natural; slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change caused by the hills creates the geological foundation on which communities within Orange County are built and will continue to build. With much of the populated flatlands already built upon, future growth will occur on steeper slopes and with greater constraints in terrain.
- B. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Orange County.
- C. These topographical conditions combine to create a situation that 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.

## Section III. Geological Conditions

The Orange County region is a densely populated area that has buildings constructed over and near a vast and complex network of faults that are believed to be capable of producing future earthquakes similar or greater in size than the 1994 Northridge and the 1971 Sylmar earthquakes. Earthquake faults run along the northeast and southwest boundaries of Orange County. The Newport-Inglewood Fault, located within Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude) which took 120 lives and damaged buildings in an area from Laguna Beach to Marina Del Rey to Whittier. In December 1989, another earthquake occurred in the jurisdiction of Irvine at an unknown fault line. Regional planning for reoccurrence of earthquakes is recommended by the state of California, Department of Conservation.

- A. Previous earthquakes have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. The October 17, 1989, Santa Cruz earthquake resulted in one major fire in the Marina District (San Francisco). When combined with the 34 other fires locally and over 500 responses, the department was taxed to its fullest capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. This situation creates the need for both additional fire protection and automatic on-site fire protection for building occupants. State Department of Conservation noted in their 1988 report (Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, page 59), “unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe.”
  
- B. Road circulation features located throughout the County also make amendments reasonably necessary. Located through 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 by occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended emergency response times that exceed the 5 minute goal.
  
- C. Soils throughout the County possess corrosive properties that reduce the expected usable life of water services when metallic pipes are in contact with soils.

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.

PASSED, APPROVED AND ADOPTED by the Seal Beach City Council at a meeting thereof held on October 13, 2025, by the following vote:

AYES: Council Members \_\_\_\_\_

NOES: Council Members \_\_\_\_\_

ABSENT: Council Members \_\_\_\_\_

ABSTAIN: Council Members \_\_\_\_\_

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Lisa Landau, Mayor

ATTEST:

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Gloria D. Harper, City Clerk

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS  
CITY OF SEAL BEACH }

I, Gloria D. Harper, City Clerk of the City of Seal Beach, do hereby certify that the foregoing resolution is the original copy of Resolution 7696 on file in the office of the City Clerk, passed, approved, and adopted by the City Council at a regular meeting held on the 13<sup>th</sup> day of October 2025.

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Gloria D. Harper, City Clerk

**EXHIBIT A**

**2025 CALIFORNIA BUILDING CODE (CBC) AND RESIDENTIAL CODE (CRC)  
AMENDMENT FINDINGS LEGEND**

<b>CODE SECTION AMENDED</b>	<b>TITLE (Clarification)</b>	<b>FINDINGS/LOCAL CONDITIONS</b>
Chapter 1 - CBC	Division II	Administrative
Chapter 9 - CBC	Fire Protection and Life Safety Systems	I, II & III and Code correlation with Fire Code amendments
R301.1.3.2 - CRC	Wood Frame Structures	II & III
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AMENDMENT FINDINGS LEGEND**

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325	Clearance of brush or vegetation growth from roadways	I
326	Unusual circumstances (vegetation management)	Administrative
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327.2	Use of equipment and devices generating heat, sparks or open flames	I
327.3	Spark arresters	I

407.5	Hazardous material inventory statement	I & II
501.1	Scope (fire service features)	Administrative, I, II & III
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2808.7	Pile fire protection	I
2808.9	Material-handling equipment	I
2808.11	Temperature control	I
2808.11.1	Pile temperature control	I
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2808.12	Water availability (for piles)	I
2808.13	Tipping area	I
2808.14	Emergency contact information	Administrative
2808.15	Maximum grid of piles and rows	Administrative, I
2808.16	Push-out / clear area	Administrative, I
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