

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA MAKING EXPRESS FINDINGS AND DETERMINATIONS THAT MODIFICATIONS TO THE 2025 EDITIONS OF THE CALIFORNIA BUILDING CODE; CALIFORNIA MECHANICAL CODE; CALIFORNIA PLUMBING CODE; CALIFORNIA ELECTRICAL CODE; CALIFORNIA RESIDENTIAL CODE; CALIFORNIA FIRE CODE; AND CALIFORNIA WILDLAND-URBAN INTERFACE CODE ARE REASONABLY NECESSARY BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL AND/OR TOPOGRAPHICAL CONDITIONS

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals

- A. Certain model codes and building standards are adopted, amended and published by the State of California as the California Building Standards Code, and the same will become applicable within the City, subject to local amendments made in accordance with by Health and Safety Code Sections 17958 and 18941.5.
- B. Health and Safety Code Sections 17958.7 and 18941.5 authorize the City Council to make reasonably necessary changes or modifications to building standards contained in Codes comprising the California Building Standards Code, based on certain local conditions.
- C. The City of Temecula Building Official and Fire Marshal have determined and recommended that the modifications to the 2025 Editions of the California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Residential Code, Wildland Urban Interface Code and the California Fire Code, referenced herein, are reasonably necessary due to local climatic, geological and/or topographical conditions.

Section 2. Resolution

- A. The City Council of the City of Temecula hereby expressly finds that the amendments and modifications to the Temecula Municipal Code and the 2025 Editions of the California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Residential Code, Wildland Urban Interface Code and the California Fire Code, contained in Ordinance No. 2025-XX, amending Sections 15.04.020, 15.04.030, 15.04.040, 15.04.050, 15.04.060, 15.16.020 and 15.17.020 of the Temecula Municipal Code, are

reasonably necessary due to specific local climatic, geological or topographical conditions as follows:

1. Climatic Conditions:

Generally Riverside County and the City of Temecula have an arid climate. rainfall varies from 3 inches in Blythe to over 33 inches in Pine Cove. Hot, dry Santa Ana winds are common to areas within Riverside County. These winds constitute a contributing factor, which causes small fires originating in high-density development presently being constructed in the County of Riverside and the City of Temecula, which spread quickly and create the need for an increased level of fire protection. This added protection, including, but not limited to on-site protection, will supplement normal Fire Department response available in new development, and provide immediate fire protection for life and safety of multiple-occupancy occupants during fire occurrence. Swimming pool accidents are a preventable tragedy. The warm, dry climate is conducive to increased swimming pool use which creates a higher probability of child drownings where pools are insufficiently protected.

2. Topographical Conditions:

Traffic and circulation congested in urban areas often place Fire Department response time to emergencies at risk. This condition makes the need for enhanced on-site protection for property occupants necessary.

3. Geological Conditions:

The City of Temecula is located in an area near high seismic activity. Because of the degree of the City's urbanization and close proximity to major fault lines, the risk of structural damage and loss of life due to ground shaking is considerable. During a major earthquake, emergency resources would be extremely taxed, and the ability to respond to such emergencies would be complicated. Local standards in excess of statewide minimums will assist in reducing risks associated with earthquakes and the consequent disruption of traffic flow.

Section 3. Specific Amendments and References to Findings

- A. Local climatic, geological and topographic conditions impact fire prevention efforts, and the frequency, spread, acceleration, intensity and size of fire involving buildings in this community. Further, they impact potential damage to all structures from earthquake and subsequent fire. Therefore, it is found to be reasonably necessary that provisions of the 2025 Editions of the California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Residential Code, Wildland Urban Interface Code and the California Fire Code, be modified to mitigate the effects of the above conditions.

California Health and Safety Code Section 17958.7 requires that each modification or change be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table identifies provisions of the 2025 Editions of the California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Residential Code, Wildland Urban Interface Code and the California Fire Code, constituting building standards that have been modified pursuant to Ordinance No. 2025-XX, and the associated local climatic, geological and/or topographical condition described above in Section 2.A supporting modification.

CBC, CRC, CEC, CMC, CPC, WUI and CFC Sections added or amended:

Specific Finding -- climatic (C), topographical (T) and/or geological (G) conditions (as set forth in Section 2.A, above):

CALIFORNIA BUILDING CODE 2025 CODE SECTION	TITLE/SUBJECT	FINDINGS: C, T, G
105.2	Work exempt from permit	Administrative
105.3	Application for permit	Administrative
105.5	Expiration	Administrative
110.3.8	Fire- and smoke-resistant penetrations	C & T
111.1	Change of occupancy	Administrative
114.4.1	Civil penalty	Administrative
502.1	Address Identification	Administrative
901.2.1	As-Built/Revised Documents	C, T & G
903.2	Where required (automatic sprinkler systems)	C, T & G
903.3.5.3	Hydraulically calculated systems	C & T
903.3.10	Floor Control Valves	C
904.2.2.1	Extinguishing system monitoring requirements	C
907.1.6	Fire Alarm Control Panel (FACP)	C
907.1.7	Notification appliance	C
907.1.8	Duct detectors	C
1505.1	General	C & T
1907A.2.1	Additional Requirements	C, T & G
Appendices	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O and P	Administrative

CALIFORNIA RESIDENTIAL CODE 2025 CODE SECTION	TITLE/SUBJECT	FINDINGS: C, T, G
Appendices	All appendices except CI are deleted	Administrative
Appendix CI, Section 115922(a)	Swimming Pool Safety Act	C

CALIFORNIA ELECTRICAL CODE 2025 CODE SECTION	TITLE/SUBJECT	FINDINGS: C, T, G
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90.4	Enforcement	Administration
90.8	Wiring Planning	C & G
110.5	Conductors	C, T & G
334.10	Use Permitted	Administration
690.4(A)	Photovoltaic Systems	C, T & G

CALIFORNIA MECHANICAL CODE 2025 CODE SECTION	TITLE/SUBJECT	FINDINGS: C, T, G
104.5	Fees	Administration
106.3	Penalties	Administration
504.1	General	C & T

CALIFORNIA PLUMBING CODE 2025 CODE SECTION	TITLE/SUBJECT	FINDINGS: C, T, G
106.3	Penalties	Administration
211.0	Indirect Waste Pipe	C & G
719.5	Access	C, T & G
1213.3.1	Testing	C, T & G
1211.8.1	Installation	T & G
Chapter 13	Adopted in its entirety	Administration
Appendices	A, B, D, H, IAPMO IS 31-2014 of Appendix I and J	Administration

CALIFORNIA WILDLAND URBAN INTERFACE CODE	TITLE/SUBJECT	FINDINGS: C, T, G
102.4.1.1	Application of the California Wildland-Urban Interface Code.	Administration
104.1.1	Authority of the Fire Chief, Chief Deputy, and Fire Department.	Administration
104.2	Determination of compliance.	Administration
104.8	Liability	Administration
104.8.1	Legal Defense	Administration
105.2	Permits Required	Administration
108.2	Schedule of permit fees.	Administration
108.7	Cost recovery	Administration
109.3.7	Violation and penalties	Administration
202	FIRE CHIEF	Administration
302.1.1	Designation of Fire Hazard Severity Zones	C, T & G
501.1	Scope	C, T & G
602.1	General	C, T & G
602.3.2	Final Fire Protection Plan.	C, T & G
603.3 and 603.1	Landscape and Fuel Modification plans.	C, T & G
603.3.1	Contents	C, T & G
604.6	Clearance of brush, vegetative growth, and combustible material from improved parcels	C, T & G
604.7	Clearance of fuels or vegetative growth from structures.	C, T & G
604.7.1	Structures	C, T & G
604.7.2	Timing for New Buildings and additions to Existing Buildings.	C, T & G
604.7.3	Photovoltaic Systems	C, T & G

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

California Fire Code 2025 CODE SECTION	TITLE/SUBJECT	FINDINGS: C, T, G
101.4	Severability	Administrative
102.5	Application of the residential code	C, T & G
102.13.1	Application of the Wildland-Urban Interface Code	C, T & G

104.1.1	Authority of the Fire Chief and Fire Department	Administrative
104.2	Determination of Compliance	Administrative
104.8	Liability	Administrative
104.12	Authority of the Fire Chief to close hazardous fire areas	Administrative
108.2	Schedule of Permit Fees	Administrative
108.7	Cost Recovery	Administrative
112.1	Board of Appeals established	Administrative
202	Definitions	Administrative
308.1.7	Sky lanterns or similar devices	C, T & G
503.1.2.1	Remoteness	C, T & G
503.2.1	Dimensions	C, T & G
503.2.2	Authority	Administrative
503.2.3	Surface	C, T & G
503.2.5	Dead Ends	T & G
503.6.1	Automatic opener	C, T & G
503.7	Loading areas and passenger drop-offs	T & G
505.1	Address Identification	C, T & G
507.5.7	Fire hydrant size and outlets	C & G
507.5.8	Fire hydrant street marker	C, T & G
508.1	General	C, T & G
508.1.1	Location and access.	C, T & G
508.1.3	Size	C, T & G
509.2.1	Minimum Clearances	C, T & G
509.3	Fire sprinkler system riser room	C, T & G
608.11.1.2	Manual operation	T & G
901.2.2	As-Built/Revised Documents	C, T & G
903.2	Where required	C, T & G
903.3.5.3	Hydraulically calculated systems	C & T
903.3.10	Floor Control Valves	C
904.2.2.1	Extinguishing system monitoring requirements	C
907.1.6	Fire Alarm Control Panel (FACP)	C
907.1.7	Notification appliance	C
907.1.8	Duct detectors	C
3206.4.2	Minimum requirements for client leased or occupant owned warehouses	C, T & G
4107.1	Mobile Food Preparation Vehicles	C, T & G
4107.2	Maintenance	C, T & G
4107.2.1	Exhaust Systems	C, T & G
4107.2.2	Fire protection systems and devices	C, T & G
4107.2.3	Fuel gas systems	C, T & G
5806.2	Fallout Area	C, T & G
B103.2.1	Wildland-Urban Interface Area Subdivision	C, T & G
Table B105.2	Required Fire Flow for Buildings other than one and two family dwellings, Group R-3 and R-4 Buildings and Townhouses	C, T & G
C103.1	Hydrant spacing	C, T & G

AB 130 Finding

Amendments to building standards affecting residential uses contained in Ordinance No. 2025-XX, are changes or modifications substantially equivalent to existing changes or modifications that were previously filed by the City of Temecula and were in effect as of September 30, 2025. See Health and Safety Code Sections 17958.5 and 18941.5.

Section. 4. This Resolution shall become operative January 1, 2026.

Section 5. The City Clerk shall certify the adoption of this Resolution and cause a certified copy of the same and Ordinance No. ~~2025-XX~~ to be forwarded to the California Building Standards Commission.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 14th day of October, 2025.

Brenden Kalfus, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Resolution No. 2025- was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the 14th day of October, 2025, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk