

1 IMPLEMENTING THE PROCEDURES REQUIRED BY THE STATE
2 HOUSING LAW; AND, INCORPORATING THE ABATEMENT COST
3 RECOVERY PROCEDURES OF RIVERSIDE COUNTY ORDINANCE

4 NO. 725

5 Section 1. FINDINGS. The Board of Supervisors finds the following:

- 6 A. Every three years, the State of California adopts a new California Building
7 Standards Code by order of the California legislature.
- 8 B. The 2022 California Building Standards Code, California Code of
9 Regulations, Title 24, was published on July 1, 2022, and will become
10 effective on January 1, 2023.
- 11 C. Additional errata and supplements may be subsequently added to the 2022
12 California Building Standards Code.
- 13 D. The County of Riverside may establish more restrictive building standards
14 than the California Building Standards Code by making express findings that
15 the more restrictive building standards are reasonably necessary because of
16 local climatic, geological or topographical conditions, pursuant to Health and
17 Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5.
- 18 E. Riverside County has a variety of local climatic, geological or topographical
19 conditions that require local modification of the 2022 California Building
20 Standards Code for the County of Riverside.
- 21 F. Riverside County has an arid climate with annual rainfall varying from 3
22 inches in Blyth to over 33 inches in Pine Cove. The excessive rain that may
23 occur can cause flooding, which may result in soaking of and damage to
24 building materials and unfinished buildings, structures, grading elevations or
25 building sites. In addition, the moisture damage to building materials and
26 unfinished buildings may leave buildings and structures more susceptible to
27 fire damage. These conditions require more stringent local modifications to
28 the criteria for the architectural design and structural design for buildings and

1 structures, submittal requirements, construction of buildings and structures,
2 construction of ponds, construction performed without a permit, handling of
3 construction sites, grading, and processing requirements for grading permits.

4 G. The average wind conditions in Riverside County can vary substantially from
5 region to region with high wind gusts exceeding 50 miles per hour in the
6 desert area of Riverside County. In addition, Riverside County experiences
7 annual hot and dry Santa Ana winds. The wind conditions in Riverside
8 County contribute to blown sand and soil, which can cause erosion of and
9 damage to building materials and unfinished buildings, structures, grading
10 elevations or building sites. This type of wind erosion may leave buildings
11 and structures more susceptible to fire damage, as well. These conditions
12 require more stringent local modifications to the criteria for the architectural
13 design and structural design for buildings and structures, submittal
14 requirements, construction of buildings and structures, construction
15 performed without a permit, and handling of construction sites.

16 H. The temperature variation in Riverside County can range from 20 degrees
17 Fahrenheit with snow in Idyllwild to well over 100 degrees several days of
18 the year in the desert area of Riverside County. The extreme temperature
19 conditions may have an adverse effect on building materials and unfinished
20 buildings and structures because these materials are not designed for long
21 term exposure to these weather conditions. In addition, the extreme
22 temperature conditions may create additional stress on the integrity of
23 buildings and structures. These conditions require more stringent local
24 modifications to the criteria for the architectural design and structural design
25 for buildings and structures, submittal requirements, construction of buildings
26 and structures, construction without permit, and handling of construction
27 sites.

28 I. A variety of regions exist within Riverside County including deserts,

1 mountains, brush covered wild lands, the Salton Sea, and agricultural lands.
2 Additionally, elevations within Riverside County range from 300 feet below
3 sea level to mountains over 10,000 feet in height. Certain areas of Riverside
4 County are also located in floodplains, which necessitates certain local
5 modifications to account for potential damage to the buildings, structures, and
6 grading due to flooding. These conditions require more stringent local
7 modifications to the criteria for the architectural design and structural design
8 for buildings and structures, submittal requirements, construction of buildings
9 and structures, construction of ponds, construction without permit, grading,
10 and processing requirements for grading permits.

11 J. Among the many earthquake faults in Riverside County, two major
12 earthquake faults, the San Andreas Fault and the San Jacinto Fault, bisect
13 Riverside County and numerous minor faults exist throughout Riverside
14 County. As a result, a substantial amount of building and structures located in
15 Riverside County are likely to be impacted by earthquakes. Earthquakes can
16 impact the soil compaction and cause damage to buildings and structures,
17 changes in elevation to grading sites and building sites, and impede
18 emergency access to properties. These conditions require more stringent local
19 modifications to the criteria for the architectural design and structural design
20 for buildings and structures, submittal requirements, construction of buildings
21 and structures, construction of ponds, construction without permit, grading,
22 and processing requirements for grading permits.

23 K. A wide variety of soil conditions exist throughout Riverside County, which
24 may cause challenges in maintaining the structural integrity of buildings and
25 structures, landslides during heavy rainstorms, and damage to buildings and
26 structures during earthquakes. These conditions require more stringent local
27 modifications to the criteria for the architectural design and structural design
28 for buildings and structures, submittal requirements, construction of buildings

1 and structures, construction of ponds, construction without permit, grading,
2 and processing requirements for grading permits.

- 3 L. The local modifications to the California Building Standards Code are
4 necessary to establish the minimum requirements for building standards of
5 buildings, structures, and improvements in order to protect the public health,
6 safety and general welfare in the County of Riverside.

7 Section 2. PURPOSE. The purpose of this ordinance is to do all of the following:

- 8 A. Adopt the 2022 California Building Standards Code, California Code of
9 Regulations, Title 24, including any errata and supplements, with local
10 amendments to establish the minimum requirements for building standards of
11 buildings, structures, and improvements, which are necessary to protect the
12 public health, safety and general welfare.

- 13 B. Declare and establish as a public nuisance every substandard building or
14 portion thereof as defined in the State Housing Law, Health and Safety Code
15 Sections 17920.3 and 17920.10, as may be amended from time to time and
16 implement the laws, rules and regulations to be enforced by local enforcement
17 agencies provided in Title 25 of the California Code of Regulations, Division
18 1, Chapter 1, Subchapter 1, State Housing Law Regulations.

19 Section 3. AUTHORITY. This ordinance is adopted pursuant to all of the following:

- 20 A. California Health and Safety Code Sections 17958, 17958.5, 17958.7 and
21 18941.5, California Building Code Section 1.8.6.2 and California Residential
22 Code Section 1.8.6.2, which authorize a local enforcement agency to adopt
23 more restrictive building standards to the 2022 California Building Standards
24 Code that are reasonably necessary because of local climatic, geological or
25 topographical conditions.

- 26 B. California Building Code Section 109.2 and California Residential Code
27 Section R108.2, which require a local enforcement agency to establish a
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1 schedule of permit fees for buildings, structures, electrical, gas, mechanical
2 and plumbing systems or alterations requiring a permit.

3 C. Article XI, Section 7 of the California Constitution, which authorizes the
4 County of Riverside to adopt ordinances and enforce within its limits all local,
5 police, sanitary, and other ordinances and regulations not in conflict with
6 general laws and declare certain conditions, like substandard buildings and
7 portions thereof, a public nuisance.

8 D. State Housing Law, Title 25 of the California Code of Regulations, Division
9 1, Chapter 1, Subchapter 1, Article 3, Section 6, which requires a local
10 enforcement agency to adopt ordinances or regulations imposing the
11 requirements of Subchapter 1.

12 E. California Government Code Section 25845, which permits a county to
13 establish procedures for the abatement of a nuisance and related cost recovery.

14 Section 4. APPLICATION.

15 A. General. This ordinance shall apply to all buildings, structures, grading,
16 improvements or parts thereof in the unincorporated area of the County of
17 Riverside.

18 B. Effect on Past Actions and Obligations. The adoption of the 2022 California
19 Building Standards Code as amended, does not affect any civil lawsuit
20 instituted or filed or prosecutions for ordinance violations committed on or
21 prior to the effective date of this ordinance, does not waive any fee or penalty
22 due and unpaid prior to the effective date of this ordinance, and does not affect
23 the validity of any bond or cash deposit posted, filed or deposited pursuant to
24 the requirements of any ordinance.

25 C. References to Ordinance No. 457.103, 457.104, 457.105. References in
26 County forms, documents and regulations to the chapters and sections of
27 Ordinance No. 457.103, 457.104, or 457.105 shall be construed to apply to
28 the corresponding provisions contained within this Ordinance No. 457.106.

1 D. No Permission to Violate Other Riverside County Ordinances. The issuance
2 or granting of any building permit or approval of any plan, specification,
3 computations, or inspection does not constitute a permit for, or an approval
4 of, any violation of the provisions of any Riverside County ordinance. The
5 issuance of any building permit or approval of any plan, specification,
6 computations, or inspection presuming to grant authority to violate or cancel
7 the provisions of any Riverside County ordinance is not valid.

8 Section 5. AMENDMENTS TO THE 2022 CALIFORNIA BUILDING CODE. Title
9 24, Part 2 of the California Code of Regulations, the 2022 California Building Code, including any errata
10 and supplements, is adopted in its entirety except as to the following:

11 A. PERMITS.

12 1. A new Section 105.1.3 is added to Section 105.1 of the California
13 Building Code to read as follows:

14 “**105.1.3 Construction Without Permit.** To remedy any construction
15 without permit, as defined in Section 202 of this code, any owner or
16 owner’s authorized agent applicant shall comply with the provisions
17 of the applicable part of the California Building Standards Code,
18 Riverside County ordinances, and Riverside County Building and
19 Safety Department policies and procedures in effect at the time of the
20 building plan submittal to obtain the required permit(s). The building
21 official may determine whether non-deconstructive testing or
22 deconstructive testing will be required to verify whether the
23 construction without permit complies with the applicable part of the
24 California Building Standards Code, Riverside County ordinances,
25 and Riverside County Building and Safety Department policies and
26 procedures.”

27 2. Section 105.2 of the California Building Code is amended to read as
28 follows:

1 **“105.2 Work exempt from permit.** Exemptions
2 from permit requirements of this code shall not be deemed to grant
3 authorization for any work to be done in any manner in violation of
4 the provisions of this code or any other laws or ordinances of
5 this jurisdiction. Permits shall not be required for the following:

6 **Building:**

- 7 1. One-story detached accessory structures used as tool and
8 storage sheds, playhouses and similar uses, provided that the
9 floor area does not exceed 120 square feet (11.15 m²). It is
10 permissible that these structures still be regulated by Section
11 710A, despite exemption from permit.
- 12 2. Fences not over 7 feet (2134 mm) high, except for block walls
13 that are over 4 feet (1219 mm) high.
- 14 3. Oil derricks.
- 15 4. Retaining walls that are not over 4 feet (1219 mm) in height
16 measured from the bottom of the footing to the top of the wall,
17 unless supporting a surcharge or impounding Class I, II or IIIA
18 liquids.
- 19 5. Water tanks supported directly on grade if the capacity is not
20 greater than 5,000 gallons (18 925 L) and the ratio of height to
21 diameter or width is not greater than 2:1.
- 22 6. Sidewalks and driveways not more than 30 inches (762 mm)
23 above adjacent grade, and not over any basement or story
24 below and are not part of an accessible route.
- 25 7. Painting, papering, tiling, carpeting, cabinets, counter tops and
26 similar finish work.
- 27 8. Temporary motion picture, television and theater stage sets
28 and scenery.

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9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

1. **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. **Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

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Gas:

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

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

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

1 B. **SUBMITTAL DOCUMENTS.**

2 1. A new Section 107.1.1 is added to Section 107.1 of the California
3 Building Code to read as follows:

4 **“107.1.1 Exemption to submittal documents prepared by a**
5 **registered design professional.** As set forth in Business and
6 Professions Code Sections 5537 and 6737.1, a person other than a
7 registered design professional as defined in this code may prepare
8 construction documents for the following:

- 9 1. Single-family dwellings of woodframe construction
10 not more than two stories and basement in height.
- 11 2. Multiple dwellings containing no more than four
12 dwelling units of woodframe construction not more
13 than two stories and basement in height. However, this
14 paragraph shall not be construed as allowing an
15 unlicensed person to design multiple clusters of up to
16 four dwelling units each to form apartment or
17 condominium complexes where the total exceeds four
18 units on any lawfully divided lot.
- 19 3. Garages or other structures appurtenant to buildings
20 described under subdivision (1), of woodframe
21 construction not more than two stories and basement in
22 height.
- 23 4. Agricultural and ranch buildings of woodframe
24 construction, unless the building official having
25 jurisdiction deems that an undue risk to the public
26 health, safety, or welfare is involved.

27 If any portion of any structure exempted by this section deviates from
28 substantial compliance with conventional framing requirements for

1 woodframe construction found in the most recent edition of Title 24
2 of the California Code of Regulations or tables of limitation for
3 woodframe construction, as defined by the applicable part of the
4 California Building Standards Code duly adopted by the County of
5 Riverside or the state, the building official shall require the
6 preparation of plans, drawings, specifications, or calculations for that
7 portion by, or under the responsible control of, a licensed architect or
8 registered engineer. The documents for that portion shall bear the
9 stamp and signature of the licensee who is responsible for their
10 preparation. Substantial compliance for purposes of this section is not
11 intended to restrict the ability of the building officials to approve plans
12 pursuant to existing law and is only intended to clarify the intent of
13 Chapter 405 of the Statutes of 1985.

14 **Exception:** At no time may a contractor or person other than
15 a registered design professional prepare construction
16 documents for design for others.”

17 C. **FEES.**

18 1. Section 109.2 of the California Building Code is amended to read as
19 follows:

20 “**109.2 Schedule of permit fees.** Where a permit is required, a fee for
21 each permit shall be paid as required, in accordance with the schedule
22 as established by the applicable governing authority. The County of
23 Riverside establishes the processing procedures for permit fees in
24 Riverside County Ordinance No. 671, as amended from time to time,
25 and the amount and type of each permit fee in Appendix A to
26 Riverside County Ordinance No. 457, as amended from time to time.”

27 2. Section 109.6 of the California Building Code is amended to read as
28 follows:

1 products. This structure shall not be a place of human habitation or a
2 place of employment where agricultural products are processed,
3 treated or packaged, nor shall it be a place used by the public.”

4 “**CONSTRUCTION WITHOUT PERMIT (CWP).** Any building,
5 structure, grading, improvement, appliance or equipment that has been
6 constructed, erected or placed on a property without a permit required
7 by the California Building Standards Code.”

8 “**POND.** A constructed or prefabricated artificial basin constructed
9 below grade, designed to contain water and not intended to be used as
10 a lake, pool or swimming pool.”

11 “**SHED.** A building not to exceed 600 square feet in area, which is
12 only used for storage and not a place of human habitation, place of
13 employment, or place used by the public. A shed shall not contain a
14 door where a vehicle can pass through.”

- 15 2. Section 202 of the California Building Code is amended to amend the
16 following definitions:

17 “**REGISTERED DESIGN PROFESSIONAL.** An individual who
18 is registered or licensed to practice their respective design profession
19 as defined by the statutory requirements of the professional
20 registration laws of the state or jurisdiction in which the project is to
21 be constructed and holds a current California license or registration as
22 an architect or engineer.”

23 E. **PONDS.**

- 24 1. A new Section 3116 is added to Chapter 31 of the California Building
25 Code to read as follows:

26 “**SECTION 3116**
27 **PONDS”**

- 28 2. A new Section 3116.1 is added to Section 3116 of the California

1 Building Code to read as follows:

2 “**3116.1 General.** Construction of ponds shall comply with all
3 requirements of this code, including permits for grading, plumbing,
4 electrical, and mechanical, when applicable.”

- 5 3. A new Section 3116.2 is added to Section 3116 of the California
6 Building Code to read as follows:

7 “**3116.2 Definition.** The following term is defined in Section 202:
8 **POND.**”

9 F. **AGRICULTURAL REGISTRATION CERTIFICATE.**

- 10 1. A new Section 3117 is added to Chapter 31 of the California Building
11 Code to read as follows:

12 **“SECTION 3117**

13 **AGRICULTURAL REGISTRATION CERTIFICATE”**

- 14 2. A new Section 3117.1 is added to Section 3117 of the California
15 Building Code to read as follows:

16 “**3117.1 General.** Prior to the commencement of any construction or
17 work on an agricultural shade structure, an agricultural registration
18 certificate shall be obtained from the building official.”

- 19 3. A new Section 3117.2 is added to Section 3117 of the California
20 Building Code to read as follows:

21 “**3117.2 Definition.** The following term is defined in Section 202:
22 **AGRICULTURAL SHADE STRUCTURE.**”

- 23 4. A new Section 3117.3 is added to Section 3117 of the California
24 Building Code to read as follows:

25 “**3117.3 Application.** An application for an agricultural registration
26 certificate shall describe the location, nature, and estimated cost of
27 construction of the agricultural shade structure.”

- 28 5. A new Section 3117.4 is added to Section 3117 of the California

1 Building Code to read as follows:

2 “**3117.4 Payment of Fees.** An agricultural registration certificate
3 shall not be valid until the fees established by Riverside County
4 Ordinance No. 457, as amended from time to time, have been paid,
5 nor shall an amendment to a permit be released until the additional
6 fee, if any, has been paid.”

7 Section 6. ADOPTION OF APPENDIX C – GROUP U – AGRICULTURAL
8 BUILDINGS, OF THE 2022 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of
9 Regulations, Appendix C – Group U – Agricultural Buildings, including any errata and supplements, of the
10 2022 California Building Code is adopted in its entirety.

11 Section 7. ADOPTION OF APPENDIX I – PATIO COVERS, OF THE 2022
12 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of Regulations, Appendix I –
13 Patio Covers, including any errata and supplements, of the 2022 California Building Code is adopted in its
14 entirety.

15 Section 8. AMENDMENTS TO APPENDIX J – GRADING, OF THE 2022
16 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of Regulations, Appendix J –
17 Grading, including any errata and supplements, of the 2022 California Building Code is adopted in its
18 entirety, except as to the following:

19 A. GENERAL.

20 1. Section J101.1 of Appendix J of the California Building Code is
21 amended to read as follows:

22 “**J101.1 Scope.** The provisions of this chapter apply to grading,
23 excavation and earthwork construction, including fills and
24 embankments. Where conflicts occur between the technical
25 requirements of this chapter and the geotechnical report, the
26 geotechnical report shall govern. The intent of this Appendix J is to
27 safeguard life, limb, property, and public welfare by regulating the
28 clearing, grubbing, grading, excavation, stockpiling, paving,

1 exploratory excavations and earthwork construction, including fills
2 and embankments; agricultural grading, storm water compliance, and
3 control of runoff from graded sites, including erosion sediments and
4 construction related pollutants on private property in the
5 unincorporated area of the County of Riverside. The scope of this
6 Appendix J does not include road work that is administered by the
7 Riverside County Director of Transportation through a Riverside
8 County contract or Riverside County Ordinance Nos. 460, 461 and
9 499, as may be amended from time to time.”

- 10 2. A new Section J101.1.1 is added to Section J101.1 of Appendix J of
11 the California Building Code to read as follows:

12 **“J101.1.1 Purpose.** This Appendix sets forth requirements to control
13 the clearing, grubbing, grading, excavation, stockpiling, paving,
14 exploratory excavations and earthwork construction, including fills
15 and embankments; agricultural grading, storm water compliance and
16 control of runoff from graded sites, including erosion sediments and
17 construction related pollutants on private property and establishes
18 administrative requirements for approval of plans, issuance of permits
19 and inspection of grading in compliance with the other provisions of
20 this code.”

- 21 3. A new Section J101.1.2 is added to Section J101.1 of Appendix J of
22 the California Building Code to read as follows:

23 **“J101.1.2 Alternative Methods of Construction.** The provisions of
24 this Appendix J are not intended to prevent any method of construction
25 not specifically prescribed by this code, provided that any such
26 alternative has been approved by the building official. An alternative
27 method of construction may be approved where the building official
28 finds that the proposed method of construction provides equivalent

1 flood protection or if the unique characteristics of a building site make
2 the requirements unnecessary.”

- 3 4. A new Section J101.1.3 is added to Section J101.1 of Appendix J of
4 the California Building Code to read as follows:

5 “**J101.1.3 Other Requirements.** In addition to the requirements of
6 this Appendix J, the building official may require intermittent grading
7 inspections, additional storm water inspections, implementation of
8 additional precautionary Best Management Practices (“BMPs”),
9 permanent stabilization and other mitigation measures to provide site
10 stabilization and protection of adjacent private property, public right
11 of way, blue line streams and natural water courses.”

- 12 5. A new Section J101.3 is added to Section J101 of Appendix J of the
13 California Building Code to read as follows:

14 “**J101.3 Grading Designation.** The designations for Regular
15 Grading and Engineered Grading are described as follows.”

- 16 6. A new Section J101.3.1 is added to Section J101.3 of Appendix J of
17 the California Building Code to read as follows:

18 “**J.101.3.1 Regular Grading.** Grading is designated “Regular
19 Grading” in any of the following circumstances:

- 20 1. Single Family Grading with earthwork quantities indicating
21 grading less than 200 cubic yards.
22 2. Stockpile with earthwork quantities indicating stockpiling less
23 than 200 cubic yards.
24 3. Clearing and Grubbing with earthwork quantities indicating
25 less than 200 cubic yards.”

- 26 7. A new Section J101.3.2 is added to Section J101.3 of Appendix J of
27 the California Building Code to read as follows:
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1 **“J101.3.2 Engineered Grading.** Grading is designated “Engineered
2 Grading” in any of the following circumstances:

- 3 1. Single Family Grading with earthwork quantities of 200 or
4 more cubic yards.
- 5 2. Stockpile with earthwork quantities of 200 or more cubic
6 yards.
- 7 3. Commercial / Industrial Grading.
- 8 4. Tract Grading, which includes any of the following:
 - 9 a. Mass, Rough and Precise.
 - 10 b. Mass Only.
 - 11 c. Rough Only.
 - 12 d. Precise Only.”

13 B. **DEFINITIONS.**

14 Section J102.1 of Appendix J of the California Building Code is amended to
15 add the following definitions:

16 **“APPROVAL.** When the proposed work or completed work conforms to the
17 requirements of this Appendix J, as determined by and to the sole satisfaction
18 of the building official.”

19 **“BERM.** A mound of earth located at the top of fill slopes to prevent drainage
20 flows over the slope face and to direct drainage towards an approved drainage
21 swale or drainage device.”

22 **“BORROW SITE.** Earth material acquired from an off-site location with an
23 approved grading permit for use in grading on a site.”

24 **“CLEARING.** The removal of natural vegetation by any means; including,
25 but not limited to, brushing, grubbing, tilling or discing.”

26 **“EARTH MATERIAL.** Any rock, natural soil or fill or any combination
27 thereof.”

1 “**FARMED.** The lot has been subject to practices associated with the raising
2 of crops or animals including but not limited to discing, plowing, tilling,
3 seeding, cultivating, harvesting, pasturing and fallowing for the purpose of
4 crop rotation.”

5 “**FARMING.** The performance of practices associated with the raising of
6 crops or animals including but not limited to discing, plowing, tilling, seeding,
7 cultivating, harvesting, pasturing and fallowing for crop rotation.”

8 “**FARM PLAN.** A proposed plan for a site where the natural ground surface
9 has not been previously disturbed and will be agriculturally graded for
10 commercial farming.”

11 “**GRUBBING.** The removal of the natural vegetation root system by any
12 means; including but not limited to brushing, clearing, tilling or disking.”

13 “**MINOR EXCAVATION.** Excavation which does not exceed 200 cubic
14 yards on any one lot and is either:

- 15 1. Less than 2 feet in depth, or
- 16 2. Includes a cut slope greater than 5 feet in height and 1 ½ feet
17 horizontal to 1 foot vertical.”

18 “**MINOR FILL.** Fill which does not exceed 200 cubic yards on any one lot,
19 does not obstruct a drainage course or environmentally sensitive area, and is
20 either:

- 21 1. Less than 3 feet in depth and placed on natural terrain with a slope
22 flatter than 5 feet horizontal to 1 foot vertical, or
- 23 2. Less than 3 feet in depth and not intended to support structures.”

24 “**MINOR GRADING.** Minor excavation or minor fill.”

25 “**NATURAL GROUND SURFACE.** The ground surface in its original state
26 before any clearing, grubbing, grading, excavation or filling.”

27 “**NATURAL WATER COURSE.** Any natural channel through which water
28 may flow, including an arroyo, canal, channel, conduit, creek, culvert, ditch,

1 drain, gully, ravine, stream, wash, waterway or wetland, in which tributary
2 drainage flows in a definite direction or course, either continuously,
3 intermittently or seasonally.”

4 “**OPERATING FARM.** An agricultural operation that has for at least two
5 consecutive years done each of the following:

- 6 1. Owned or leased implements used to produce crops or animals and
7 produced crops or animals for sale on any owned, managed or leased
8 land whether the land is contiguous or non-contiguous; and
- 9 2. Derived reportable sales of the crops or animals produced.”

10 “**ROUGH GRADE.** The stage at which the grade approximately conforms
11 to the approved plan including the installation of brow ditches, terrace and
12 down drains and the installation of runoff velocity reducers.”

13 “**SITE.** A lot or parcel of land or contiguous combination thereof, under the
14 same ownership, where grading is performed or permitted.”

15 “**STOCKPILE.** A supply of earth material placed on a site, for a temporary
16 period of time not to exceed 12 months.”

17 C. **PERMITS REQUIRED.**

18 1. Section J103.1 of Appendix J of the California Building Code is
19 amended to read as follows:

20 “**J103.1 Permits required.** Except as exempted in Section J103.2,
21 grading shall not be performed without first having obtained a permit
22 therefor from the building official pursuant to all of the permit
23 requirements of this Appendix J. Examples of activities requiring a
24 grading permit includes, but is not limited to, the following:

- 25 1. Clearing, grubbing, grading, excavation, stockpiling,
26 earthwork construction, including fills and embankments,
- 27 2. Widening or construction of private roads including placement
28 of base or gravel,

3. Paving, re-paving of private roads and parking lots,
4. Exploratory excavations, and
5. Precise grading.”

2. A new Section J103.1.1 is added to Section J103.1 of Appendix J of the California Building Code to read as follows:

“**J103.1.1 Precise Grading Permit.** After issuance of a permit authorizing rough grading work, a precise grading permit authorizing precise grading work shall be obtained regardless of precise grading quantities of excavation or fill.”

3. A new Section J103.1.2 is added to Section J103.1 of Appendix J of the California Building Code to read as follows:

“**J103.1.2 Best Management Practices Permit.** The building official may require a Best Management Practices (BMP) permit to conduct certain types of inspections; including but not limited to the following types of inspections: Pre-Construction Inspection, National Pollutant Discharge Elimination System (NPDES) Construction inspections, Water Quality Management Plan (WQMP) BMP inspections, Annual WQMP inspections, Bond Release inspections and Air Quality inspections.”

4. A new Section J103.1.3 is added to Section J103.1 of Appendix J of the California Building Code to read as follows:

“**J103.1.3 Performance Bond or Security.** A performance bond or security may be required pursuant to Section 105.3.1.1 of the California Building Code prior to the issuance of any permit pursuant to this Appendix J.”

5. Section J103.2 of Appendix J of the California Building Code is amended to read as follows:

“**J103.2 Exemptions.** When approved by the building official, the

1 following types of grading are exempt from the permit requirement of
2 Section J103.1:

- 3 1. Road work that is being regulated by the Riverside County
4 Director of Transportation by Riverside County contract or
5 through Riverside County Ordinance Nos. 460, 461 and 499,
6 as may be amended from time to time.
- 7 2. An excavation below finished grade for basements and
8 footings of a building, retaining wall or other structure
9 authorized by a valid building permit. This shall not exempt
10 any fill made with the material from such excavating nor
11 exempt any excavation having an unsupported height greater
12 than 5 feet after the completion of such structure.
- 13 3. Cemetery Graves.
- 14 4. Refuse disposal sites controlled by other regulations.
- 15 5. Excavations for wells or tunnels or utilities.
- 16 6. Mining quarrying, processing, stockpiling of rock, sand,
17 gravel, aggregate or clay regulated by Riverside County
18 Ordinance No. 555, as may be amended from time to time,
19 provided such operations do not affect the lateral support or
20 increase the stresses in or pressure upon any adjacent or
21 contiguous property.
- 22 7. The installation, alteration, or repair of generation,
23 transmission, distribution or metering or other related
24 equipment that is under the ownership and control of public
25 service agencies.
- 26 8. The construction or maintenance of roads or facilities for the
27 generation, storage or transmission of water including
28 floodwaters or any utilities by public agencies or their agents.

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9. The maintenance of existing private roads by private individuals or their agents, including private roads used exclusively in connection with an agricultural use, but not the construction, paving or placement of gravel or base or the widening of such roads.
10. Fire protection within that area specified in any annual weed abatement notice or hazard reduction notice or such additional area as may be authorized or required, in writing, by the appropriate fire protection agency or as provided in Riverside County Ordinance No. 787, as may be amended from time to time.
11. Uses incidental to an existing residence such as fencing, gardening, or landscaping, including but not limited to, the mowing, cutting or removal of dead underbrush, dead weeds, or dead grasses when the work does not violate Section J103.1.
12. Site restoration work required pursuant to court order or otherwise authorized in writing by the County of Riverside or any state or federal agency.
13. Exploratory excavations under the direction of soil engineers or engineering geologists. This exemption shall be restricted to those circumstances involving exploratory excavations of less than one thousand cubic yards in any one location less than one acre.
14. Minor Grading, except when finish grading is proposed, subsequent to a permit authorizing rough grading.
15. A fill less than 1 foot in depth and placed on natural terrain with a slope flatter than 5 horizontal to 1 vertical, or less than 3 feet in depth, not intended to support structures, which does

1 not exceed 50 cubic yards on any one lot and does not obstruct
2 a drainage course. This exemption shall not apply when finish
3 grading is proposed, subsequent to a permit authorizing rough
4 grading.

5 16. Agricultural discing on an operating farm.

6 17. The raising of crops or animals exclusively for commercial
7 agricultural purposes (“agricultural grading or clearing”) when
8 all excavated material remains on-site and the agricultural
9 grading or clearing occurs on land that will be used exclusively
10 to raise crops or animals within one year of the grading or
11 clearing.

12 a. Exception: Certain agricultural grading or clearing
13 may require a permit, including, but not limited to, the
14 following grading that:

15 i. Alters or obstructs any natural drainage course
16 or natural flow.

17 ii Changes or alters the natural ground contours
18 by more than 3 feet vertically.

19 iii. Includes the installation of basins, culverts,
20 headwalls or other drainage related facilities.

21 iv. Negatively impacts adjoining property owners.

22 b. Any person or entity claiming the benefit of this
23 exemption shall file, under penalty of perjury, a
24 completed Agricultural Grading/Clearing Certificate
25 (“Certificate”) with the building official prior to
26 commencing the agricultural grading or clearing. The
27 Certificate shall be accompanied by the appropriate
28 processing fee as well as an approved erosion control

1 plan from the United States Department of Agriculture
2 Nature Resource Conservation Service or licensed soil
3 engineer where any grading or clearing performed
4 under the exemption involves a slope angle of 10% or
5 greater. The filing of a Certificate shall not be
6 construed to authorize the commencement or
7 continuance of any activity prohibited by this
8 Appendix J, any other Riverside County ordinance, or
9 any state or federal law or regulation.

10 c. Any person or entity who files a Certificate shall file,
11 under penalty of perjury, a completed Agricultural
12 Grading/Clearing Verification (“Verification”) within
13 one year of filing of said Certificate. The Verification
14 shall be accompanied, where an approved erosion
15 control plan has been previously required to be
16 submitted, by a written confirmation from the United
17 States Department of Agriculture Natural Resource
18 Conservation Service or licensed soil engineer that all
19 work required in the approved erosion control plan has
20 been performed. Site restoration pursuant to this
21 Appendix J and all applicable Riverside County Board
22 of Supervisors policies shall, in all instances, be
23 required if a person or entity fails to file a Certificate
24 prior to grading, subsequently fails to file a verification
25 or fails to comply with erosion control plan
26 requirements as provided herein.

27 d. This exemption shall be restricted to only those areas
28 disturbed by actual farming and shall not apply to the

1 grading or clearing associated with the construction of
2 any building or structure itself and shall not apply to
3 any grading or clearing for any activity that requires a
4 land use permit. Furthermore, any grading or clearing
5 performed under this exemption shall not be construed
6 to have been evaluated for compliance with the grading
7 or building requirements of this Appendix J or any of
8 the applicable parts of the California Building
9 Standards Code.

10 e. The building official is authorized to grant, in writing,
11 one or more extensions of time, for periods not more
12 than one year each. The extension shall be requested in
13 writing and justifiable cause demonstrated for why the
14 farm plan would not be implemented within one year.
15 A grading permit shall be required for farm plans not
16 implemented within the time authorized by the
17 Certificate.

18 f. If at any time the building official determines that the
19 planned or actual grading or clearing is not for
20 agricultural purposes, a grading permit shall be
21 required. Any person or entity aggrieved by the
22 decision of the building official to require a grading
23 permit may file a written appeal of the decision with
24 Appeals Board as set forth in this code.

25 Exemption from the permit requirements of this Appendix J shall not
26 be deemed to grant authorization for any work to be done in any
27 manner in violation of the provisions of this code or any other laws or
28 Riverside County ordinances.”

1 6. A new Section J103.3 is added to Section J103 of Appendix J of the
2 California Building Code to read as follows:

3 “**J103.3 Minor Grading.** A grading permit shall not be required for
4 minor grading, as defined by this Appendix J. The following
5 requirements apply for projects qualifying for minor grading:

6 1. Grading cut/fill depths less than 3 feet that support a structure
7 or fill depths greater than 1 foot require a BMP permit, BHR
8 permit, or other applicable permit for County inspection. A
9 grading/compaction report and engineer grading certification
10 shall be provided.

11 2. Disturbed areas greater than 1 acre require a State
12 Construction General Permit. A County BMP permit or other
13 applicable permit is also required for County inspection.”

14 7. A new Section J103.4 is added to Section J103 of Appendix J of the
15 California Building Code to read as follows:

16 “**J103.4 Unpermitted Grading.** Any area graded without a permit
17 shall be restored according to the requirements of Section J111,
18 Restoration of Unpermitted Grading.”

19 8. A new Section J103.5 is added to Section J103 of Appendix J of the
20 California Building Code to read as follows:

21 “**J103.5 Penalty.** In addition to any other remedy provided by law,
22 any grading or clearing done in violation of this Appendix J may be
23 grounds for denying for five years all applications for building
24 permits, use permits, sub-divisions, changes of zones, specific plans,
25 specific plan amendments, general plan amendments, and any other
26 land development application proposed for the property in which the
27 violation occurred. Grading permits shall not be subject to the five
28 year penalty established by this section. The five year period shall

1 commence from the date the violation is documented by the County
2 of Riverside through a notice of violation or any other means. The
3 Riverside County Board of Supervisors may waive this penalty for
4 good cause as may be demonstrated by the property owner. The
5 procedures, remedies and penalties for violations of this Appendix J
6 and for recovery of costs related to enforcement are provided in
7 Riverside County Ordinance No. 725, as may be amended from time
8 to time.”

9 D. **PERMIT APPLICATION AND SUBMITTALS.**

10 1. A new Section J104.5 is added to Section J104 of Appendix J of the
11 California Building Code to read as follows:

12 “**J104.5 CEQA Compliance.** All grading permits are discretionary
13 actions and shall comply with the California Environmental Quality
14 Act (CEQA) and Riverside County CEQA Implementing Procedures,
15 as may be amended from time to time.”

16 2. A new Section J104.6 is added to Section J104 of Appendix J of the
17 California Residential Code to read as follows:

18 “**J104.6 Payment of fees.** A grading permit shall not be valid until
19 the fees prescribed by Riverside County Ordinance No. 457, as may
20 be amended from time to time, have been paid, nor shall an
21 amendment to a permit be released until the additional fee, if any, has
22 been paid.”

23 3. A new Section J104.6.1 is added to Section J104.6 of Appendix J of
24 the California Building Code to read as follows:

25 “**J104.6.1 Schedule of permit fees.** Riverside County Ordinance No.
26 671, as may be amended from time to time, establishes the processing
27 procedures for permit fees. Appendix A to Riverside County
28 Ordinance No. 457, as may be amended from time to time, sets forth

1 the amount and type of each permit fee.”

2 E. **SETBACKS.**

- 3 1. Section J108.1 of Appendix J of the California Building Code is
4 amended to read as follows:

5 “**J108.1 General.** Cut and fill slopes shall be set back from the
6 property lines in accordance with this section. Setback dimensions
7 shall be horizontal distances measured perpendicular to the property
8 line and shall be as shown in Figure J108.1 of this Appendix J, unless
9 substantiating data is submitted justifying reduced setbacks including
10 recommendations in the soils engineering and engineering geology
11 report approved by the building official.”

- 12 2. Section J108.2 of Appendix J of the California Building Code is
13 amended to read as follows:

14 “**J108.2 Top of Slope.** The setback at the top of a cut slope shall not
15 be less than that shown in Figure J108.1 of this Appendix J, or than is
16 required to accommodate any required interceptor drains, whichever
17 is greater. For graded slopes within the site boundaries of the approved
18 grading plan, the property line between adjacent lots shall be at the
19 apex of the berm at the top of the slope. Additional setbacks may be
20 required if the building official finds it necessary for stability, safety,
21 increased drainage runoff, irrigation runoff or to ensure proper
22 maintenance along property line.”

- 23 3. A new Section J108.2.1 is added to Section J108.2 of Appendix J of
24 the California Building Code to read as follows:

25 “**J108.2.1 Toe of Fill Slope.** The setback from the toe of a fill slope
26 shall not be less than that shown in Figure J108.1 of this Appendix J.
27 Additional setbacks may be required if the building official finds it
28 necessary for stability, safety, increased drainage runoff, irrigation

runoff or to ensure proper maintenance along property line.”

F. **EROSION CONTROL.**

Section J110.1 of Appendix J of the California Building Code is amended to read as follows:

“**J110.1 General.** The faces of cut and fill slopes shall be prepared and maintained to control erosion and to provide permanent stability. This control shall be permitted to consist of effective planting or other means of stabilization that are approved by the building official.

Exception: Erosion control measures need not be provided on cut slopes not subject to erosion due to the erosion-resistant character of the materials. Erosion control for the slopes shall be installed as soon as practicable and prior to requesting a final inspection.”

G. **RESTORATION OF UNPERMITTED GRADING.**

1. Section J111 of Appendix J of the California Building Code is amended to read as follows:

“SECTION J111

RESTORATION OF UNPERMITTED GRADING”

2. A new Section J111.1 is added to Section J111 of Appendix J of the California Building Code to read as follows:

“**J111.1 General.** Site restorations shall be completed in accordance with Section J111 of this Appendix J. The building official may require that the site be restored to the condition it was in previous to the unlawful grading or clearing.”

3. A new Section J111.2 is added to Section J111 of Appendix J of the California Building Code to read as follows:

“**J111.2 Requirements.** A restoration assessment under an hourly permit shall be obtained in compliance with the applicable Riverside County Board of Supervisor’s policies and ordinances when either:

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1. The building official determines such an assessment is necessary due to grading or clearing of a site in excess of an approved permit or without an approved permit in violation of the requirements of Section J103 of this Appendix J, or
2. The owner or owner’s authorized agent of the property has received a notice of violation related to grading or clearing of a site in excess of an approved permit or without an approved permit in violation of the requirements of Section J103 of this Appendix J.”

4. A new Section J111.3 is added to Section J111 of Appendix J of the California Building Code to read as follows:

“J111.3 Site Restoration Procedures. The following procedures shall be completed for all site restorations:

1. **Grading Restoration Assessment Permit Application.** Complete an “Application to Construct” and file for an hourly permit, referred to as a BHR permit, to obtain a grading restoration assessment number.
2. **Site Assessment.** Obtain a site assessment from the Riverside County Planning Department Environmental Programs Division (“EPD”) and the Riverside County Building and Safety Department.
3. **Restoration Plan.** Submit the following Biological Restoration Plan or Earthwork Restoration Plan, if required by the building official.
 - a. **Biological Restoration Plan.** A biological restoration plan for grading shall be prepared by a qualified biologist and shall be submitted

1 to the Riverside County EPD for review and
2 approval.

- 3 b. **Earthwork Restoration Plan.** An earthwork
4 restoration plan for grading shall be prepared
5 by a qualified California licensed civil engineer
6 shall be submitted to the Riverside County
7 Building and Safety Department for review and
8 approval.”

- 9 5. A new Section J111.4 is added to Section J111 of Appendix J of the
10 California Building Code to read as follows:

11 **“J111.4 Payment of Fees.** A Restoration Assessment Permit shall
12 not be valid until the fees prescribed in Riverside County Ordinance
13 No. 457, as may be amended from time to time, have been paid, nor
14 shall an amendment to a permit be released until the additional fee, if
15 any, has been paid.”

16 H. **STOCKPILES.**

- 17 1. A new Section J112 is added to Appendix J of the California Building
18 Code to read as follows:

19 **“SECTION J112**
20 **STOCKPILES”**

- 21 2. A new Section J112.1 is added to Section J112 of Appendix J of the
22 California Building Code to read as follows:

23 **“J112.1 Definition.** The following definition is defined in Section
24 J102.1: **STOCKPILE.**”

- 25 3. A new Section J112.2 is added to Section J112 of Appendix J of the
26 California Building Code to read as follows:

27 **“J112.2 Stockpile Requirements.** The requirements for stockpiles
28 are as follows:

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1. A stockpile shall require a stockpile registration permit in accordance with this Section J112 and payment of a fee in accordance with the fee schedule in Riverside County Ordinance No. 457, as may be amended from time to time.
2. A stockpile shall be authorized in conjunction with an approved construction project or as approved by the building official.
3. A stockpile shall not obstruct or divert natural drainage, water courses or blue line streams.
4. A stockpile shall be carefully maintained and under no circumstances cause an adverse effect to adjacent properties.
5. Erosion and dust control measures shall be implemented for a stockpile pursuant to Sections J110 and J114 of this Appendix J and fencing may be required for a stockpile, as determined by the building official. Permanent BMPs shall be implemented when stockpiling for greater than six months.
6. The borrow site shall be permitted pursuant to the provisions of this Appendix J and the quantity of excavated earth material may not exceed the authorized quantity for either site.”

4. A new Section J112.3 is added to Section J112 of Appendix J of the California Building Code to read as follows:

“J112.3 Stockpile Registration Permit. A stockpile registration permit shall be required for a stockpile in accordance with the requirements of this Appendix J and the following:

1. A stockpile shall not be authorized until such time as a stockpile registration permit is submitted to and approved by the building official.
2. A stockpile registration permit shall expire 12 months from the

1 date of issuance. Upon expiration, the stockpile shall be
2 removed pursuant to a grading permit authorizing such
3 removal unless a new stockpile registration permit is
4 submitted to and approved by the building official.

5 3. A stockpile registration permit may be approved by the
6 building official for a total of an additional three times for the
7 same site.

8 4. If stockpiling remains for greater than six months, permanent
9 BMPs shall be installed. Temporary BMPs will not be
10 acceptable for stockpiling greater than six months.”

11 5. A new Section J112.4 is added to Section J112 of Appendix J of the
12 California Building Code to read as follows:

13 “**J112.4 Payment of Fees.** A stockpile registration permit shall not
14 be valid until the fees prescribed in Riverside County Ordinance No.
15 457, as may be amended from time to time, have been paid, nor shall
16 an amendment to a stockpile registration permit be released until the
17 additional fee, if any, has been paid.”

18 I. **PARKING LOTS.**

19 1. A new Section J113 is added to Appendix J of the California Building
20 Code to read as follows:

21 “**SECTION J113**
22 **PARKING LOTS”**

23 2. A new Section J113.1 is added to Section J113 of Appendix J of the
24 California Building Code to read as follows:

25 “**J113.1 Requirements.** The requirements for grading parking lots
26 are as follows:

- 27 1. Minimum parking lot grade for asphalt concrete shall be 1%.
28 2. Minimum parking lot grade for concrete shall be 0.35%.

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- 3. Minimum parking lot grade for alternative pavements such as porous or pervious pavements shall be in accordance with the manufactures specifications for drainage or approved Water Quality Management Plan.
- 4. If no preliminary soils report is provided specifying the structural paving section, then the structural section required shall be 3 inches asphalt concrete and 4 inches Class II aggregate base.
- 5. In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, the manufactures specifications shall be provided to the building official for review and approval.”

3. A new Section J113.2 is added to Section J113 of Appendix J of the California Building Code to read as follows:

“**J113.2 Permits.** A permit to grade a parking lot shall be obtained in accordance with the all of the permit requirements of Section J103 of Appendix J.”

4. A new Section J113.3 is added to Section J113 of Appendix J of the California Building Code to read as follows:

“**J113.3 Payment of Fees.** A permit to grade a parking lot shall not be valid until the fees prescribed in Riverside County Ordinance No. 457, as may be amended from time to time, have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.”

5. A new Section J113.4 is added to Section J113 of Appendix J of the California Building Code to read as follows:

“**J113.4 Inspections.** Inspections shall be performed in accordance with Section J105 of this Appendix J.”

1 J. **DUST CONTROL.**

2 1. A new Section J114 is added to Appendix J of the California
3 Building Code to read as follows:

4 **“SECTION J114**
5 **DUST CONTROL”**

6 2. A new Section J114.1 is added to Section J114 of Appendix J of the
7 California Building Code to read as follows:

8 **“J114.1 General.** The sites for which a valid grading permit has been
9 issued shall have necessary dust control measures to control dust
10 during grading operations and throughout all aspects of the site
11 development. All clearing and grading shall be carried out with dust
12 control measures adequate to prevent creation of a nuisance to persons
13 or public or private property. The following measures shall be
14 implemented during clearing or grading to achieve adequate dust
15 control: watering, application of surfactants, shrouding, control of
16 vehicle speeds or other measures to reduce the dispersion of dust. Sites
17 located within the Coachella Valley shall implement PM10 Fugitive
18 Dust Mitigation measures in accordance with Riverside County
19 Ordinance No. 742, as may be amended from time to time.”

20 K. **REFERENCED STANDARDS.**

21 The existing Section J111 is renumbered as Section J115 of Appendix J of the
22 California Building Code.

23 Section 9. ADOPTION OF APPENDIX P, EMERGENCY HOUSING, OF THE 2022
24 CALIFORNIA BUILDING CODE. Title 24, Part 2 of the California Code of Regulations, Appendix P,
25 Emergency Housing, including any errata and supplements, of the 2022 California Building Code is adopted
26 in its entirety.

27 Section 10. AMENDMENTS TO THE 2022 CALIFORNIA RESIDENTIAL CODE.
28 Title 24, Part 2.5 of the California Code of Regulations, the 2022 California Residential Code, including

1 any errata and supplements, is adopted in its entirety except as to the following:

2 A. **PERMITS.**

3 1. A new Section R105.1.1 is added to Section R105.1 of the California
4 Residential Code to read as follows:

5 **“R105.1.1 Construction Without Permit.** To remedy any
6 construction without permit, as defined in Section R202 of this code,
7 any owner or owner’s authorized agent applicant shall comply with
8 the provisions of the applicable Part of the California Building
9 Standards Code, Riverside County ordinances, and Riverside County
10 Building and Safety Department policies and procedures in effect at
11 the time of the building plan submittal to obtain the required permit(s).
12 The building official may determine whether non-deconstructive
13 testing or deconstructive testing will be required to verify whether the
14 construction without permit complies with the applicable Part of the
15 California Building Standards Code, Riverside County ordinances,
16 and Riverside County Building and Safety Department policies and
17 procedures.”

18 B. **CONSTRUCTION DOCUMENTS.**

19 1. A new Section R106.1.7 is added to Section R106.1 of the California
20 Residential Code to read as follows:

21 **“R106.1.7 Exemption to submittal documents prepared by a**
22 **registered design professional.**

23 1. As set forth in Business and Professions Code Sections 5537
24 and 6737.1, a person other than a registered design
25 professional as defined in this code may prepare construction
26 documents for the following:

27 a. Single-family dwellings of woodframe construction
28 not more than two stories and basement in height.

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b. Multiple dwellings containing no more than four dwelling units of woodframe construction not more than two stories and basement in height. However, this paragraph shall not be construed as allowing an unlicensed person to design multiple clusters of up to four dwelling units each to form apartment or condominium complexes where the total exceeds four units on any lawfully divided lot.

c. Garages or other structures appurtenant to buildings described under subdivision (1), of woodframe construction not more than two stories and basement in height.

d. Agricultural and ranch buildings of woodframe construction, unless the building official having jurisdiction deems that an undue risk to the public health, safety, or welfare is involved.

2. If any portion of any structure exempted by this section deviates from substantial compliance with conventional framing requirements for woodframe construction found in the most recent edition of Title 24 of the California Code of Regulations or tables of limitation for woodframe construction, as defined by the applicable Part of the California Building Standards Code duly adopted by the County of Riverside or the state, the building official shall require the preparation of plans, drawings, specifications, or calculations for that portion by, or under the responsible control of, a licensed architect or registered engineer. The documents for that portion shall bear the stamp and signature

1 of the licensee who is responsible for their preparation.
2 Substantial compliance for purposes of this section is not
3 intended to restrict the ability of the building officials to
4 approve plans pursuant to existing law and is only intended to
5 clarify the intent of Chapter 405 of the Statutes of 1985.

6 3. **Exception:** At no time may a contractor or person other than
7 a registered design professional prepare construction
8 documents for design for others.”

9 C. **FEES.**

10 1. Section R108.2 of the California Residential Code is amended to read
11 as follows:

12 “**R108.2 Schedule of permit fees.** On buildings, structures,
13 electrical, gas, mechanical, and plumbing systems or alterations
14 requiring a permit, a fee for each permit shall be paid as required, in
15 accordance with the schedule as by the applicable governing
16 authority. The County of Riverside establishes the processing
17 procedures for permit fees in Riverside County Ordinance No. 671, as
18 may be amended from time to time, establishes the processing
19 procedures for permit fees. Appendix A to Riverside County
20 Ordinance No. 457, as may be amended from time to time, sets forth
21 and the amount and type of each permit fee in Appendix A to
22 Riverside County Ordinance No. 457, as amended from time to time.”

23 2. Section R108.5 of the California Residential Code is amended to read
24 as follows:

25 “**R108.5 Refunds.** The building official is authorized to establish a
26 refund policy. The County of Riverside shall refund fees in
27 accordance with the processing procedure of Riverside County
28 Ordinance No. 671, as may be amended from time to time, in the

1 following circumstances:

- 2 1. A permit or inspection fee which was erroneously paid or
3 collected.
- 4 2. During the term of a fixed rate permit and when no work has
5 commenced under a permit in accordance with this code. In
6 this circumstance, the building official may authorize the
7 refunding of not more than 80% of the permit fee paid.
- 8 3. When property for which a permit for a project has been issued
9 is annexed to a city and the County loses jurisdiction over the
10 property prior to completion of the project. In this
11 circumstance, the portion of any fees collected, in accordance
12 with Riverside County Ordinance No. 457, as may be
13 amended from time to time, that are in excess of the costs to
14 the Department of Building and Safety may be refunded. An
15 application for refund shall be made on the appropriate form
16 to the building official for review and approval.

17 **Exception:** Any fee collected under any section of this code for the
18 State of California shall not be refunded by the County of Riverside.”

19 D. **DEFINITIONS.**

- 20 1. Section R202 of the California Residential Code is amended to add
21 the following definitions:

22 **“AGRICULTURAL SHADE STRUCTURE.** A structure that is
23 open on two or more sides and designed and constructed to house farm
24 implements, hay, grain, poultry, livestock or other horticultural
25 products. This structure shall not be a place of human habitation or a
26 place of employment where agricultural products are processed,
27 treated or packaged, nor shall it be a place used by the public.”

28 **“CONSTRUCTION WITHOUT PERMIT (“CWP”).** Any

1 building, structure, grading, improvement, appliance or equipment
2 that has been constructed, erected or placed on a property without a
3 permit required by the California Building Standards Code.”

4 “**POND.** A constructed or prefabricated artificial basin constructed
5 below grade, designed to contain water and not intended to be used as
6 a lake, pool or swimming pool.”

7 “**SHED.** A building not to exceed 600 square feet in area, which is
8 only used for storage and not a place of human habitation, place of
9 employment, or place used by the public. A shed shall not contain a
10 door where a vehicle can pass through.”

- 11 2. Section R202 of the California Residential Code is amended to amend
12 the following definitions:

13 “**REGISTERED DESIGN PROFESSIONAL.** An individual who
14 is registered or licensed to practice their respective design profession
15 as defined by the statutory requirements of the professional
16 registration laws of the state or jurisdiction in which the project is to
17 be constructed and holds a current California license or registration as
18 an architect or engineer.”

19 E. **PONDS.**

- 20 1. A new Section R341 is added to Chapter 3 of the California
21 Residential Code to read as follows:

22 “**SECTION R341**
23 **PONDS”**

- 24 2. A new Section R341.1 is added to Section R341 of the California
25 Residential Code to read as follows:

26 “**R341.1 General.** Construction of ponds shall comply with all
27 requirements of this code, including permits for grading, plumbing,
28 electrical, and mechanical, when applicable.”

1 3. A new Section R341.2 is added to Section R341 of the California
2 Residential Code to read as follows:

3 **“R341.2 Definition.** The following term is defined in Section R202:
4 **POND.”**

5 F. **AGRICULTURAL REGISTRATION CERTIFICATE.**

6 1. A new Section R342 is added to Chapter 3 of the California
7 Residential Code to read as follows:

8 **“SECTION R342**

9 **AGRICULTURAL REGISTRATION CERTIFICATE”**

10 2. A new Section R342.1 is added to Section R342 of the California
11 Residential Code to read as follows:

12 **“R342.1 General.** Prior to the commencement of any construction or
13 work on an agricultural shade structure, an agricultural registration
14 certificate shall be obtained from the building official.”

15 3. A new Section R342.2 is added to Section R342 of the California
16 Residential Code to read as follows:

17 **“R342.2 Definition.** The following term is defined in Section R202:
18 **AGRICULTURAL SHADE STRUCTURE.”**

19 4. A new Section R342.3 is added to Section R342 of the California
20 Residential Code to read as follows:

21 **“R342.3 Application.** An application for an agricultural registration
22 certificate shall describe the location, nature, and estimated cost of
23 construction of the agricultural shade structure.”

24 5. A new Section R342.4 is added to Section R342 of the California
25 Residential Code to read as follows:

26 **“R342.4 Payment of Fees.** An agricultural registration certificate
27 shall not be valid until the fees established by Riverside County
28 Ordinance No. 457, as may be amended from time to time, have been

1 paid, nor shall an amendment to a permit be released until the
2 additional fee, if any, has been paid.”

3 Section 11. ADOPTION OF APPENDIX AH – PATIO COVERS OF THE 2022
4 CALIFORNIA RESIDENTIAL CODE. Title 24, Part 2.5 of the California Code of Regulations, Appendix
5 AH – Patio Covers of the 2022 California Residential Code, including any errata and supplements, is
6 adopted in its entirety.

7 Section 12. ADOPTION OF APPENDIX AJ – EXISTING BUILDINGS AND
8 STRUCTURES OF THE CALIFORNIA RESIDENTIAL CODE. Title 24, Part 2.5 of the California Code
9 of Regulations, Appendix AJ – Existing Buildings and Structures of the 2022 California Residential Code,
10 including any errata and supplements, is adopted in its entirety.

11 Section 13. ADOPTION OF APPENDIX AQ – TINY HOUSES OF THE 2022
12 CALIFORNIA RESIDENTIAL CODE. Title 24, Part 2.5 of the California Code of Regulations, Appendix
13 AQ – Tiny Houses of the 2022 California Residential Code, including any errata and supplements, is
14 adopted in its entirety.

15 Section 14. ADOPTION OF APPENDIX AZ – EMERGENCY HOUSING OF THE
16 2022 CALIFORNIA RESIDENTIAL CODE. Title 24, Part 2.5 of the California Code of Regulations,
17 Appendix AZ – Emergency Housing of the 2022 California Residential Code, including any errata and
18 supplements, is adopted in its entirety.

19 Section 15. ADOPTION OF THE 2022 CALIFORNIA ELECTRICAL CODE. Title 24,
20 Part 3 of the California Code of Regulations, the 2022 California Electrical Code, including any errata and
21 supplements, is adopted in its entirety.

22 Section 16. ADOPTION OF THE 2022 CALIFORNIA ADMINISTRATIVE CODE.
23 Title 24, Part 4 of the California Code of Regulations, the 2022 California Administrative Code, including
24 any errata and supplements, is adopted in its entirety.

25 Section 17. ADOPTION OF THE 2022 CALIFORNIA MECHANICAL CODE. Title
26 24, Part 5 of the California Code of Regulations, the 2022 California Mechanical Code, including any errata
27 and supplements, is adopted in its entirety.

28 Section 18. ADOPTION OF THE 2022 CALIFORNIA PLUMBING CODE. Title 24,

1 Part 6 of the California Code of Regulations, the 2022 California Plumbing Code, including any errata and
2 supplements, is adopted in its entirety.

3 Section 19. ADOPTION OF THE 2022 CALIFORNIA ENERGY CODE. Title 24, Part
4 7 of the California Code of Regulations, the 2022 California Energy Code, including any errata and
5 supplements, is adopted in its entirety.

6 Section 20. ADOPTION OF THE 2022 CALIFORNIA HISTORIC BUILDING CODE.
7 Title 24, Part 8 of the California Code of Regulations, the 2022 California Historic Building Code, including
8 any errata and supplements, is adopted in its entirety.

9 Section 21. ADOPTION OF THE 2022 CALIFORNIA EXISTING BUILDING CODE.
10 Title 24, Part 10 of the California Code of Regulations, the 2022 California Existing Building Code,
11 including any errata and supplements, is adopted in its entirety.

12 Section 22. ADOPTION OF THE 2022 CALIFORNIA GREEN BUILDING
13 STANDARDS CODE. Title 24, Part 11 of the California Code of Regulations, the 2022 California Green
14 Building Standards Code, including any errata and supplements, is adopted in its entirety.

15 Section 23. DECLARATION OF PUBLIC NUISANCE FOR SUBSTANDARD
16 BUILDINGS OR PORTIONS THEREOF AND INCORPORATION OF THE ABATEMENT COST
17 RECOVERY PROCEDURES IN RIVERSIDE COUNTY ORDINANCE NO. 725. The County of
18 Riverside declares all substandard structures, as defined in Sections 17920.3 or 17920.10 of the California
19 Health and Safety Code, a public nuisance and imposes the abatement procedures and requirements as
20 required by the State Housing Law through California Code of Regulations, Title 25, Division 1, Chapter
21 1, Subchapter 1 as follows:

- 22 A. Public Nuisance Declared. Every substandard building or portion thereof as
23 defined in Sections 17920.3 or 17920.10 of the California Health and Safety
24 Code, as may be amended from time to time, located within the
25 unincorporated areas of the County of Riverside (“County”) which is caused,
26 maintained or permitted to exist shall be and the same is hereby declared
27 unlawful and a public nuisance that may be abated consistent with the
28 procedures in this section.

1 B. Authority to Inspect. The County is authorized to enter any real or personal
2 property or premises within the unincorporated area of the County to
3 investigate and ascertain whether the property or premises is in compliance
4 with this section, and to make any inspection as may be necessary in the
5 performance of the enforcement duties. These investigation activities may
6 include visual inspections, taking of photographs, taking samples or other
7 physical evidence, and the making of video or audio recordings. All such
8 entries and inspections shall be done in a reasonable manner. If an owner,
9 lawful occupant or the respective agent thereof refuses permission to enter or
10 inspect, the County may seek an Administrative Inspection Warrant pursuant
11 to the procedures provided by California Code of Civil Procedure Section
12 1822.50 et seq., as may be amended from time to time. All costs incurred by
13 the County in seeking and obtaining an Administrative Inspection Warrant
14 shall be recoverable as abatement costs.

15 C. Summary Abatement. Pursuant to California Government Code Section
16 25845(a), as may be amended from time to time, the County enforcement
17 officer is authorized to summarily abate public nuisances determined by the
18 enforcement officer to constitute an immediate threat to public health, safety
19 or welfare. Summary abatement authority shall include the right of the County
20 of Riverside to take immediate interim remedial measures to mitigate, secure
21 or make safe the immediate threat to public health and safety, including the
22 building official issuing an order to vacate.

23 D. Order to Vacate. Whenever in the opinion of the building official extreme
24 and imminent hazard exists, the building official shall give written notice
25 ordering the occupants of any such building to immediately vacate, and in the
26 event compliance with the order is not voluntarily and promptly obtained, the
27 building official shall request the law enforcement agency having jurisdiction
28 to effect such a vacation or forthwith take such action at law as is required to

1 cause the premises to be vacated. A copy of the “Order to Vacate”, which
2 shall include the reasons for the order, shall be posted on the building and
3 mailed to all concerned parties and filed with the Clerk of the Riverside
4 County Board of Supervisors in the same manner as the notice of defects.
5 Upon giving such order to vacate, the building official shall cause to be posted
6 at each entrance to the building a notice to read: “Danger – Do Not Enter or
7 Occupy, Building Official, County of Riverside”. Such notices shall remain
8 posted until the required repair, demolition or removal are completed. Such
9 notice shall not be removed without written permission of the building
10 official, and no person shall enter the building except for the purpose of
11 making the required repairs or the demolition of the building, without the
12 written permission of the building official.

13 E. Abatement Procedure. The abatement procedures for substandard buildings
14 shall be in accordance with the procedures provided for in the State Housing
15 Law, California Health and Safety Code, Division 13, Part 1.5, commencing
16 with Section 17910 and California Code of Regulations, Title 25, Division 1,
17 Chapter 1, Subchapter 1 except Section 24(f) through (k), which are enforced
18 by the California Department of Housing and Community Development.

19 F. Recordation of Notices of Pendency in Abatement Proceedings.

20 1. Notice of Pendency.

21 a. Whenever the County institutes a judicial action or proceeding
22 to enforce a Land Use Ordinance, as defined in Riverside
23 County Ordinance No. 725, as may be amended from time to
24 time, a Notice of Pendency of the action or proceeding may be
25 filed with the County Recorder’s Office. The Notice may be
26 filed at the time of the commencement of the action or
27 proceeding and upon recordation of the Notice, shall have the
28 same effect as a notice recorded in compliance with Section

1 405.20 et seq. of the California Code of Civil Procedure, as
2 may be amended from time to time.

3 b. Upon motion of a party to the judicial action or proceeding,
4 the Notice of Pendency may be vacated upon an appropriate
5 showing of need therefore by an order of a judge of the Court
6 in which the action or proceeding is pending.

7 2. Notice of Pendency of Administrative Proceedings.

8 a. Whenever a Notice of Violation has issued pursuant to this
9 Ordinance, the County may record a Notice of Pendency of
10 Administrative Proceedings with the Office of the County
11 Recorder and shall notify the owner of the property of such
12 action.

13 b. The Notice of Pendency of Administrative Proceedings shall
14 describe the real property, shall set forth the non-complying
15 conditions, and shall state that all current or subsequent
16 owners of the property may be liable for abatement costs
17 pertaining to any violation of Land Use Ordinances and that
18 the abatement costs may be affixed as a lien and special tax
19 assessment on the real property.

20 c. A Release of Notice of Pendency of Administrative
21 Proceedings may be recorded after the County has confirmed
22 that each violation described in the Notice of Pendency of
23 Administrative Proceedings has been abated and all related
24 abatement costs have been reimbursed to the County.

25 3. Notice of Non Compliance. Any Notice of Non Compliance issued
26 or recorded by the County in abatement proceedings prior to the
27 effective date of this Riverside County Ordinance No. 457.105 shall
28 remain in full force and effect.

1 G. Abatement Cost Recovery. In addition to the cost recovery procedures
2 pursuant to the State Housing Law, all abatement costs incurred pursuant to
3 this section shall be recovered in accordance with the abatement costs
4 recovery procedures provided for in Riverside County Ordinance No. 725, as
5 may be amended from time to time, which is incorporated herein by this
6 reference.

7 H. Enforcement by Civil Action. The County may abate a violation of this
8 ordinance by the prosecution of a civil action through the Office of County
9 Counsel, including an action for injunctive relief. The remedy of injunctive
10 relief may take the form of a court order, enforceable through civil contempt
11 proceedings or receivership, prohibiting the maintenance of the violation of
12 this ordinance or requiring compliance with other terms.

13 I. Misdemeanor Penalty. Any person who violates any of the provisions of this
14 part, the building standards published in the State Building Standards Code
15 relating to the provisions of this part, or any other rule or regulation
16 promulgated pursuant to the provisions of this part is guilty of a misdemeanor,
17 punishable by a fine not exceeding \$1,000.00 or by imprisonment not
18 exceeding six months, or by both such fine and imprisonment.

19 J. Non-Exclusive Remedies and Penalties. All remedies and penalties for the
20 abatement of public nuisances provided for in this section shall be cumulative
21 and not exclusive. Enforcement by use of any administrative, criminal or civil
22 action, citation or administrative proceeding or abatement remedy does not
23 preclude the use of additional citations or other remedies as authorized by
24 other ordinance or law. Enforcement remedies may be employed concurrently
25 or consecutively. Conviction and punishment of or enforcement against any
26 person hereunder shall not relieve such person from the responsibility of
27 correcting, removing or abating a violation, nor prevent the enforced
28 correction, removal or abatement thereof. Each and every day, or any portion

1 thereof, during which any violation of this section or the rules, regulations,
2 orders, permits or conditions of approval issued thereunder is committed,
3 continued, or permitted by such person, shall be deemed a separate and
4 distinct offense.

5 Section 24. INCORPORATION OF APPENDIX A. Appendix A, setting forth permit
6 types and fees related to building and grading, is incorporated herein by this reference.

7 Section 25. VIOLATION AND PENALTIES. Unless otherwise provided in this
8 ordinance or as required by state law, the procedures, remedies and penalties for any violation of this
9 ordinance and for recovery of costs related to enforcement are provided for in Riverside County Ordinance
10 No. 725, as may be amended from time to time, which is incorporated herein by this reference.

11 Section 26. SEVERABILITY. If any provision, clause, sentence or paragraph of this
12 ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity
13 shall not affect the other provisions of this ordinance which can be given effect without the invalid provision
14 or application, and to this end, the provisions of this ordinance are hereby declared to be severable.”

15 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after
16 its adoption.

17 **Adopted:** 457.106 Item 3.47 of 01/10/2023 (Eff: 02/09/2023)

APPENDIX A

AP Type	Description	Work Class	Description	Deposit or Fixed Fee	Total
BNR	Commercial	ACOM	ADDITION TO COMMERCIAL BUILDING	D	\$6,815.10
	Buildings	AGRC	AGRICULTURAL BUILDING	D	\$4,865.32
		AIND	ADDITION TO INDUSTRIAL BUILDING	D	\$13,985.38
		COM	COMMERCIAL BUILDING	D	\$11,567.28
		IND	INDUSTRIAL BUILDING	D	\$16,174.38
BTI	Tenant	TI	TENANT IMPROVEMENT	D	\$2,743.30
	Improvement	COT	CHANGE OF TENANT	D	\$1,034.16
BTW	Tower	CTWR	CELL TOWERS	D	\$2,413.84
		EQCS	EQUIP FOR CELL SITES	D	\$813.60
BME	Mechanical	RMEC	RESIDENTIAL MECHANICAL	F	\$187.89
		CMEC	COMMERCIAL MECHANICAL	D	\$434.72
BPL	Plumbing	RPLU	RESIDENTIAL PLUMBING	F	\$187.89
		CPLU	COMMERCIAL PLUMBING	D	\$434.72
BSP	Pool	COMP	COMMERCIAL POOL/SPA	F	\$714.60
		RES	RESIDENTIAL POOL/SPA	F	\$537.03
		SPAF	PORTABLE SPA/ FOUNTAIN	F	\$187.89
		PLFNL	POOL/SPA FINAL INSPECTION	F	\$332.52
BDE	Demo	DEMO	DEMOLITION PERMIT	F	\$216.14
BEL	Electrical	RELE	RESIDENTIAL ELECTRICAL	F	\$221.14
		CELE	COMMERCIAL ELECTRICAL	D	\$432.64
		RSET	METER RESET RESIDENTIAL	F	\$304.27
		EWEL	ELECTRIC TO WELL	F	\$407.80
		TPWR	TEMPORARY POWER	F	\$221.14
		EUPG	SERVICE UP-GRADE – RESIDENTIAL	F	\$304.27
		RSLRR	ROOF MOUNT SOLAR RESIDENTIAL	F	\$441.05
		GSLRR	GROUND MOUNT SOLAR RESIDENTIAL	F	\$574.06
		SLRC	SOLAR COMMERCIAL	D	\$2,763.92
BRR	Re-Roof	RREP	INSTALLATION/ REPLACEMENT - RESIDENTIAL	F	\$187.89
		RALT	STRUCTURE ALTERATION - RESIDENTIAL	F	\$424.42
		CREP	INSTALLATION/ REPLACEMENT - COMMERCIAL	F	\$191.48
		CALT	STRUCTURE ALTERATION - COMMERCIAL	F	\$432.64
BMN	Manufactured	LPC	LOW PROFILE COMMERCIAL	F	\$345.28
	Buildings	MCC	MANUFACTURED COMMERCIAL COACH	F	\$249.44
		ACC	ACCESSORY STRUCTURE (each structure)	F	\$235.15
	Commercial	FBC	FACTORY BUILT COMMERCIAL WITH FOUNDATION	D	\$781.40
		PFC	PERMANENT FOUNDATION COMMERCIAL	F	\$251.38
		REPLC	REPLACEMENT MANUFACTURED BLDG COMMERCIAL	F	\$249.44
BAS	Accessory Structure	SPC	SITE PREPARATION COMMERCIAL	D	\$861.22
		ACB1	ACCESSORY BUILDING 1,000 SQ FT	D	\$1,347.21
		ACB3	ACCESSORY BUILDING 1,001-3,000 SQ FT	D	\$1,585.79
		ACCBL	ACCESSORY BUILDING OVER 3,000 SQFT	D	\$1,689.32
		ACFNL	ACCESSORY BUILDING FINAL INSPECTION	F	\$349.15
BMK	Manufactured Home	AGEH	AGRICULTURAL EMPLOYEE HOUSING	F	\$629.34
	Park	PARK	MANUFACTURED HOME PARK	F	\$629.34

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AP Type	Description	Work Class	Description	Deposit or Fixed Fee	Total
		ACMHP	ACCESSORY STRUCTURE PARK (each structure)	F	\$230.63
BSD	Standard Plan	STSP	STANDARD PLAN TRACT DWELLING	D	\$3,128.65
		WALL	STANDARD PLAN TRACT WALL	D	\$1,012.66
BRS	New Residential	MODL	MODEL TRACT DWELLING	D	\$2,017.25
		GST	GUEST QUARTERS	D	\$3,001.85
		MFD	MULTI-FAMILY DWELLING	D	\$4,788.69
		SFA	SINGLE FAMILY ATTACHED DWELLING	D	\$6,263.00
		SFD	SINGLE FAMILY DETACHED DWELLING	D	\$5,353.56
		PTD	PRODUCTION TRACT DWELLING	D	\$1,453.70
		SUP	SECOND UNIT SINGLE FAMILY DWELLING	D	\$5,353.56
		DFNL	DWELLING FINAL INSPECTION	F	\$482.15
BWL	Walls	RETCS	RETAINING WALL - COUNTY STANDARD	D	\$391.48
		RETE	RETAINING WALL - ENGINEERED	D	\$634.14
	Single Lot Each wall	GWAL	GARDEN WALL, COUNTY STANDARD	F	\$291.72
		WALT	REPEAT PRODUCTION WALLS	F	\$254.39
		GWALE	GARDEN WALL, ENGINEERED	D	\$457.68
BPT	Patio	DEKE	DECK ENGINEERED	D	\$596.80
		DEKCS	DECK COUNTY STANDARD	F	\$464.10
		LPAT	LATTICE PATIO COVER COUNTY STANDARD	F	\$258.47
		SPAT	SOLID PATIO COVER COUNTY STANDARD	F	\$324.97
		PATE	PATIO COVER ENGINEERED	D	\$679.93
		PTFNL	PATIO COVER FINAL INSPECTION	F	\$182.89
BSN	Sign	BSIGN	SIGN	F	\$455.64
BAR	Residential	AGST	ADDITION TO GUEST QUARTERS	D	\$2,389.34
	Additions, Rehab.	AMFR	ADDITION MULTI-FAM DWELLING	D	\$740.82
		ASFR	ADDITION SINGLE FAM DWELLING	D	\$2,978.80
		ADD1	ADDITION UNDER 1,000 SQ FT	F	\$1,733.38
		RGST	REHAB GUEST HOUSE	D	\$2,044.58
		RMFR	REHAB MULTI FAMILY DWELLING	D	\$684.82
		RSFR	REHAB SINGLE FAMILY DWELLING	D	\$3,060.20
		ADFNL	ADDITION FINAL INSPECTION	F	\$465.53
BWE	Wind Energy	WECS	MASTER WECS	D	\$3,477.04
	Conservation	WECR	REPEAT WECS (each additional Wecs)	F	\$1,398.92
BMR	Manufactured	LPR	LOW PROFILE RESIDENTIAL	F	\$282.64
	Residential	FBR	FACTORY BUILT RESIDENTIAL WITH FOUNDATION	D	\$762.45
		MHR	MANUFACTURED HOME RESIDENTIAL	F	\$240.72
		PFR	PERMANENT FOUNDATION RESIDENTIAL	F	\$246.55
		REPR	REPLACEMENT MANUFACTURED HOME RESIDENTIAL	F	\$240.72
		SPR	SITE PREPARATION RESIDENTIAL	D	\$583.64
		ERBR	EARTHQUAKE BRACING SYSTEM	F	\$258.88
		ADR	NEW ACCESSORY DETACHED RESIDENTIAL	F	\$324.36
		ACAM	ACCESSORY ATTACHED MOBILE	F	\$240.72
BHR	Hourly	DAI	DAMAGE ASSESSMENT INSPECTION	D	\$748.17
		MHI	MISCELLANEOUS HOURLY INSPECTION	D	\$311.51
		GRDV	GRADING VERIFICATION INSPECTION	F	\$332.52
		TEVN	SPECIAL TEMPORARY EVENT	D	\$448.90

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AP Type	Description	Work Class	Description	Deposit or Fixed Fee	Total
BGRT	GRADING	RRES	RESIDENTIAL GRADING RESTORATION	D	\$2,510.53
	RESTORATION	CRES	COMMERCIAL GRADING RESTORATION	D	\$6,797.76
		REST	RESTORATION	D	\$311.51
BGR	Grading	GCOM	GRADING COMMERCIAL	D	\$5,372.02
		GOTH	GRADING OTHER	D	\$2,256.28
		GPRE	GRADING PRECISE	D	\$454.72
		GRUF	TRACTS GRADING ROUGH OR ROUGH/ PRECISE	D	\$5,196.39
		GSFR	GRADING SINGLE FAMILY DWELLING	D	\$2,113.13
		GSFE	GRADING SINGLE FAMILY EXPANSION	D	\$2,113.13
		GSPIL	GRADING STOCKPILE	D	\$4,798.39
		GAG	AGRICULTURAL (GRUBBING/CLEARING)	D	\$689.21
BXX	Miscellaneous	FENC	FENCES OVER 7'	F	\$518.06
	Permits	OTHCN	OTHER CONSTRUCTION	D	\$798.05
		CTAN	COM WATER TANK	F	\$690.78
		RTNK	RES WATER TANK	F	\$677.59
		BBQI	BBQ ISLAND	F	\$343.64
		LIST	LIGHT STANDARD	F	\$729.04
		BBQP	BBQ PORTABLE	F	\$208.59
BFE	FEE ONLY	AREG	AGRICULTURAL REGISTRATION	F	\$30.00
BFE		AGEI	AGRICULTURAL GRADE EXEMP INSP REQ	F	\$253.00
BFE		AGEX	AGRICULTURAL GRADE EXEMP NO INSP	F	\$111.11

Base Fee – Final Permit cost calculate at permit application
 (S.M.I., Processing Fee, Micro-Film fee, LMS Surcharge, Green Building Fee)