

ORDINANCE NO. ORD-2026-001

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2025 CALIFORNIA ADMINISTRATIVE CODE, 2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA RESIDENTIAL CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA ENERGY CODE, 2025 CALIFORNIA HISTORICAL BUILDING CODE, 2025 CALIFORNIA EXISTING BUILDING CODE, 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 CALIFORNIA REFERENCED STANDARDS CODE, 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION PERMIT AND WASTE DISCHARGE REQUIREMENTS

WHEREAS, Section 18942 of the Health and Safety Code requires the Building Standards Commission to publish, or cause to be published, editions of the California Code of Regulations, Title 24, once every three years, with State amendments and supplements as necessary; and

WHEREAS, the 2025 versions of the California Code of Regulations will become effective January 1, 2026; and

WHEREAS, Section 18941.5 of the Health and Safety Code requires the City of Santa Rosa to adopt and enforce the 2025 California Code of Regulations, Title 24, and any local amendments, additions, and deletions; and

WHEREAS, Section 17958.5(b) of the Health and Safety Code allows the City of Santa Rosa to make reasonably necessary local modifications to the California Code of Regulations, Title 24; and

WHEREAS, the City Council finds that the adoption of this Ordinance is exempt from the restrictions on local amendments to the California Code of Regulations found in Health and Safety Code Section 18941.5(c) as this Ordinance only includes changes or modifications that are substantially equivalent to changes or modifications that were previously filed by the City of Santa Rosa and were in effect as of September 30, 2025; and

WHEREAS, adoption of this Ordinance is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15307 and 15308 in that the standards set forth in the Ordinance assure the maintenance, restoration, enhancement or protection of natural resources and the environment. Adoption of updated Title 24 codes and corresponding local amendments strengthens development standards, improves building safety, increases energy efficiency, supports wildfire resilience, enhances water quality protections, and ensures compliance with State-mandated environmental regulations. These actions protect the environment and do not have the potential to cause significant adverse effects; and

WHEREAS, adoption of this Ordinance is also exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that the adoption of updated building and safety codes, with local amendments based solely on geologic, climatic, or topographic conditions, will not result in a direct or reasonably foreseeable indirect physical change in the environment. The action does not approve any specific development project, authorize construction, or relax existing environmental protections and there is no possibility that the adoption of this Ordinance in question may have a significant effect on the environment; and

WHEREAS, on December 16, 2025, the Santa Rosa City Council met, reviewed, and discussed the proposed ordinance.

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. Chapter 18-04 of the Santa Rosa City Code General Provisions

The existing sections of Chapter 18-04 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change, and shall apply, as applicable, to the model codes herein adopted.

Santa Rosa City Code Section 18-04.015 is amended to read:

"18-04.015 Adoption by reference.

The City of Santa Rosa hereby adopts by reference, with the additions, insertions, deletions and changes prescribed in this Title 18, the following model codes as adopted and amended by the State of California pursuant to the Health and Safety Code and contained in Title 24 of the California Code of Regulations: The CALIFORNIA ADMINISTRATIVE CODE, Part 1 of Title 24, 2025 Edition, published by the International Code Council and amended by the California Building Standards Commission; The CALIFORNIA BUILDING CODE, Part 2 of Title 24, 2025 Edition, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix C, Agricultural Buildings; Appendix H, Signs; Appendix I, Patio Covers, Appendix J, Grading; and Appendix Q, Emergency Housing; the CALIFORNIA RESIDENTIAL CODE, Part 2.5 of Title 24, 2025 Edition, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix BF, Patio Covers; Appendix BO, Existing Buildings and Structures; Appendix BG, Sound Transmission; , Appendix BB, Tiny Houses, Appendix BI, Light Straw-Clay Construction, Appendix BJ Strawbale Construction, Appendix CI, Swimming Pool Safety Act; and Appendix CJ, Emergency Housing; The CALIFORNIA ELECTRICAL CODE, Part 3 of Title 24, 2025 Edition, published by the National Fire Protection Association and amended by the California Building Standards Commission; The CALIFORNIA MECHANICAL CODE, Part 4 of Title 24, 2025 Edition, published by the International Association of Plumbing and Mechanical Officials and amended by the California Building Standards Commission; The CALIFORNIA PLUMBING CODE, Part 5 of Title 24, 2025 Edition, published by the International Association of Plumbing and Mechanical Officials and amended by the California Building Standards

Commission, and its IAPMO Installation Standards; Tables and Appendix A, Recommended Rules for Sizing the Water Piping System; Appendix B, Explanatory Notes on Combination Waste and Vent Systems; Appendix C, Alternate Plumbing Systems; Appendix D, Sizing Storm Water Drainage Systems; and Appendix I, Installation Standards; The CALIFORNIA ENERGY CODE, Part 6 of Title 24, 2025 Edition, published by the International Code Council and the California Building Standards Commission; The CALIFORNIA WILDLAND-URBAN INTERFACE CODE, Part 7 of Title 24, 2025 Edition, published by the International Code Council and the California Building Standards Commission; The CALIFORNIA HISTORICAL BUILDING CODE, Part 8 of Title 24, 2025 Edition, published by the International Code Council and adopted by the California Building Standards Commission; The CALIFORNIA EXISTING BUILDING CODE, Part 10 of Title 24, 2025 Edition, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix A, Chapter A1 Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings; Chapter A3 Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood- Frame Residential Buildings; Chapter A4 Earthquake Risk Reduction in Wood-Frame Residential Buildings with Soft, Weak, or Open Front Walls; and, Chapter A5 Referenced Standards; The CALIFORNIA GREEN BUILDING STANDARDS CODE, Part 11 of Title 24, 2025 Edition, published by the California Building Standards Commission, and its Appendix Chapter A4, Residential Voluntary Measures at Tier I level for Planning and Design, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality, and Appendix A5, Nonresidential Voluntary Measures at Tier I level for Planning and Design, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality; and The CALIFORNIA REFERENCED STANDARDS CODE, Part 12 of Title 24, 2025 Edition, published by the International Code Council and amended by the California Building Standards Commission. Further, the City of Santa Rosa hereby adopts by reference, with the additions, insertions, deletions and changes prescribed in this Title 18, the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 Edition, published by the International Code Council. Further, the City of Santa Rosa hereby adopts by reference, without change, the National Pollutant Discharge Elimination (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems issued by the California Regional Water Quality Control Board North Coast Region, NPDES No. CA0025054, and all amendments, revisions and reissuances thereof."

Section 2. Chapter 18-08 of the Santa Rosa City Code - Permits and Fees

The existing sections of Chapter 18-08 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

The Title of Section 18-08 Article II of the Santa Rosa City Code is amended to read:

“Article II Department of Planning and Economic Development Permit Fee Table”

Santa Rosa City Code Section 18-08.020 is amended to read:

“18-08.020 Single forms. The Department of Planning and Economic Development shall issue permits heretofore required, including, but not limited to, grading permits, building permits, plumbing permits, mechanical permits and electrical permits on a single form which designates these permits. The permit fee shall be based on the cumulative value of all the work for which a permit is sought.

18-08.020.1 Fees. Fees for the issuance of such permits shall be payable in the amounts fixed by resolution of the City Council, based on the valuation listed therein or on the cost-based fees in the amounts fixed by resolution of the City Council. The fees shall be charged and collected at the time of issuance of the permit except as otherwise provided in the Santa Rosa City Code.

18-08.020.2 Permit required. A permit is required for any change in the character of use of any building that would place the building in a different division of the same occupancy group or in a different occupancy group. The minimum permit fee for such a change shall be as set forth in the fee schedule adopted by resolution of the City Council.

18-08.020.3 Permit cancellation. Permits may be cancelled if no construction work has been started, and refunds, if any, may be granted in accordance with the procedure established in Section 18-08.140.

Exception to 18-08.020:

The Building Official may issue permits on separate forms if such practice is determined necessary to help expedite the permit process or to help facilitate phased construction projects.”

Santa Rosa City Code Section 18-08.030 is amended to read:

“18-08.030 Fees. A plan review fee shall be paid to the Director of Planning and Economic Development at the time of submitting plans and specifications for review. Such plan review fee shall be payable in the amount fixed by the fee schedule adopted by the City Council by resolution.”

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Section 3. Chapter 18-12 of the Santa Rosa City Code - Improvement Requirements

The existing sections of Chapter 18-12 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

Santa Rosa City Code Section 18-12.110 is amended to read:

“18-12.110 Limitation on public improvement requirements. Notwithstanding anything to the contrary in any section of the City Code, at the discretion of the Director of Planning and Economic Development, public improvements in connection with a proposed commercial or façade remodel shall be minimized, postponed or not required to the extent determined by the Director of Community Development.”

Section 4. Chapter 18-16 of the Santa Rosa City Code - California Building Code

The existing sections of Chapter 18-16 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change, and shall apply, as applicable, to the model codes herein adopted.

Santa Rosa City Code Section 18-16.010 is amended to read:

"18-16.010 Citation of California Building Code. For purposes of citation, all sections of the California Building Code, Part 2 of Title 24, 2025 Edition as adopted in Santa Rosa City Code Section 18-04.015, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix C, Agricultural Buildings, Appendix H, Signs; Appendix I, Patio Covers; Appendix J, Grading, and Appendix P, Emergency Housing as adopted by reference and amended in this Title 18, are renumbered by adding "18-16." before each section number."

Santa Rosa City Code Section 18-16.202 is amended to delete the Santa-Rosa specific definition of “WILDLAND-URBAN INTERFACE FIRE AREA (WUI)”.

Santa Rosa City Code Sections 18-16.701A.1 and 18-16.701A.3 are deleted.

Santa Rosa City Code Section 18-16.903.4.2 is amended to read:

“18-16.903.4.3 Alarms.

California Building Code Section 903.4.3 is amended to read:

903.4.3 Alarms. One exterior approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.”

Santa Rosa City Code Section 18-16.910.3.2.1 is deleted.

Santa Rosa City Code Section 18-16.912.2 is amended to read:

“18-16.912.2 Location.

California Building Code Section 912.2 is amended to read:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the Fire Code Official (Also see California Fire Code Section 507.5.1.1).”

Santa Rosa City Code Section 18-16.Table 1501.1 is deleted.

Santa Rosa City Code Section 18-16.1505.1.3 is deleted.

Santa Rosa City Code Section 18-16.1505.3 is deleted.

Santa Rosa City Code Section 18-16.1505.4 is deleted.

Santa Rosa City Code Section 18-16.1505.5 is deleted.

Santa Rosa City Code Section 18-16.1512 is deleted.

Santa Rosa City Code Section 18-16.3103.1 is deleted.

Santa Rosa City Code Section 18-16.3103.1.2 is deleted.

Santa Rosa City Code Section 18-16.3312.3 is amended to read:

“18-16.3312.3 Detailed requirements.

California Building Code Section 3312.3 is added to read:

3312.3 Where required. In buildings of combustible construction required to have automatic sprinkler system by Section 903, automatic sprinkler system shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.”

Santa Rosa City Code Section 18-16.NFPA Chapter 35 Referenced Standards – NFPA13-16 is amended to read:

“18-16.NFPA Chapter 35 Referenced Standards—NFPA.

California Building Code Chapter 35 Referenced Standards is amended to read as follows:

NFPA 13D-25 Standard for the installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes as amended.

*NFPA 13D, additional amended sections as follows:

Revise Section 5.1.1.2 as follows:

5.1.1.2 A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

Add Section 5.1.1.2.1 as follows:

5.1.1.2.1 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

Add Section 5.1.1.2.2 as follows:

5.1.1.2.2 The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are subjected will at no time exceed the maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

Add Section 5.1.1.2.3 as follows:

5.1.1.2.3 One sprinkler wrench as specified by the sprinkler manufacture shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

Revise Section 7.6 as follows:

7.6 A local waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

Revise Section 8.3.4 as follows:

8.3.4 Sprinklers shall not be required in detached garages, open attached porches, detached carports with no habitable space above, and similar structures unless otherwise required by the California Building, Residential or Fire Codes.

Add Section 8.3.5.2 as follows:

8.3.5.2 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

NFPA 13R-25 Standard for the installation of sprinkler systems in residential occupancies up to and including four stories in height as amended.

*NFPA 13R, additional amended sections.

Add Section 6.6.6.5 as follows:

- 6.6.6.5** At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

NFPA 72-25 National Fire Alarm and Signaling Code as amended.

*NFPA 72, Amended additional sections as follows:

Revise Section 7.5.6.1 as follows:

- 7.5.6.1** The record of completion shall be documented in accordance with 7.5.6 using the record of completion forms, Figure 7.8.2(a) through Figure 7.8.2(f).

Revise Section 7.6.6 as follows:

- 7.6.6** The record of all inspection, testing and maintenance as required by 14.6.2.4 shall be documented using the record of inspection and testing forms, Figure 7.8.2(g) through Figure 7.8.2(l).

Add Section 14.7 as follows:

14.7 Labels and Tags.

14.7.1 Labels or tags shall be used on fire alarm systems and shall be placed on the outside of the fire alarm control unit.

14.7.2 Tags shall be of the hanging or self-adhesive type used on fire alarm systems.

14.7.3 The following information shall be printed on the labels and tags approved by the fire code official:

1. The words “DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL”
2. Concern Name/Company Name
3. Concern Physical Address
4. Concern Phone Number
5. License Number (State of California Contractor State License Board License)
6. Date of service or testing and maintenance
7. Space or line for signature of person performing or supervising the servicing shall be placed on the tag or label

14.7.4 When service or testing and maintenance is performed, the initial date of service or testing and maintenance, the printed name and signature of the person performing or supervising the service shall be placed on the tag or label.

14.7.5 No person shall remove a tag or label from or place a tag or label on a fire alarm system except when servicing or testing and maintenance is performed.

14.7.6 No person shall deface, modify, or alter any tag or label attached to or required to be attached to any fire alarm system.

14.7.7 The Label or tag conforming to this section shall be securely attached to each fire alarm system at the time of servicing or testing and maintenance.

14.7.8 The label or tag approved by the fire code official shall be affixed to a system only after all deficiencies have been corrected.

14.7.9 Adhesive labels and tags shall be manufactured in accordance with ANSI/UL 969, Standard for Marking and Labeling Systems, 4th edition, 1995, which is hereby incorporated by reference.”

Santa Rosa City Code Section 18-16C103.1.1 is amended to read:

“18-16C103.1.1 Appendix C Fire separations.

California Building Code Section C103.1.1 is added to read:

C103.1.1. Fire Separations. Enclosed U occupancy crop cultivation structures that include electrical or fuel gas powered artificial lighting or heating in the crop production shall be separated from adjacent buildings or tenant spaces by a Fire Barrier consistent with Section 707, and shall be separated from adjacent ancillary spaces within the same building or tenant space by Fire Partitions consistent with Section 708.”

Santa Rosa City Code Section 18-16.J105.2 Appendix J – Civil Engineering is amended to read:

“18-16.J105.2 Appendix J—Civil engineer.

California Building Code, Appendix J, Section J105.2, Special inspections, is amended to read:

J105.2. Civil engineer. The civil engineer shall provide special inspection within such engineer’s area of technical specialty, which shall consist of observation and review as to the establishment of line, grade and surface drainage of the development area. If revised plans are required during the course of the work they shall be prepared by the civil engineer.”

Section 5. Chapter 18-20 of the Santa Rosa City Code - Property Maintenance Code

The existing sections of Chapter 18-20 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

Santa Rosa City Code Section 18-20.010 is amended to read:

“18-20.010 Citation of International Property Maintenance Code. For purposes of citation, all sections of the International Property Maintenance Code, 2025 Edition as adopted in Santa Rosa City Code Section 18-04.015, published by the International Code Council, as adopted by reference and amended in this Title 18, are renumbered by adding "18-20." before each section number.”

Santa Rosa City Code Section 18-20.102.3 is amended to read:

“18-20.102.3 Application of other codes for repairs, additions or alterations.
International Property Maintenance Code Section 102.3 is amended to read:

102.3. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the California Building Code, California Residential Code, California Energy Code, California Wildland-Urban Interface Code, California Green Building Standards Code, California Historical Building Code, California Existing Building Code, California Fire Code, California Plumbing Code, California Mechanical Code, and California Electrical Code. Nothing in this code shall be construed to cancel, modify, or set aside any provision of the Santa Rosa City Code.”

Santa Rosa City Code Section 18-20.103.1 is amended to read:

“18-20.103.1 Division of Buildings and Code Compliance.
International Property Maintenance Code Section 103.1 is amended to read:

103.1 Division of Code Compliance. The Division of Code Compliance is hereby created and the Chief Building Official, or designated representative thereof, shall be known as the Code Official.”

Santa Rosa City Code Section 18-20.108 is amended to read:

“18-20.106.3 Board of Appeals.
International Property Maintenance Code Section 106.3, Qualifications, is amended to read:

106.3 Board of appeals. The Board of Building Regulation Appeals established in Section 18-04.050 of the Santa Rosa City Code, shall hear and determine any appeal arising from an action or determination made by the Building Official relative to the application and interpretation of this code, excepting nuisance conditions where the principal concern pertains to non-construction-related or non-structural issues, including, but not limited to the maintenance of exterior property areas; maintenance of rubbish and garbage; elimination of pests; etc. Section 18-04.060 of the City Code shall apply to the Board's determination. An appeal shall be filed, if at all, in accordance with the requirements and within the time period set forth in Section 18-04.065 of the Santa Rosa City Code.”

Santa Rosa City Code Section 18-20.109.4 is amended to read:

“18-20.107.4 Violation penalties.

International Property Maintenance Code Section 107.4 is amended to read:

107.4. Violation penalties. Any person violating any of the provisions of this title, including, but not limited to, adopted model codes, as amended in this title, shall be subject to penalty provisions as stated in Sections 107.4.1 through 107.4.3:

107.4.1 Misdemeanors and infractions. Whenever in this code any act is prohibited or is made or declared to be unlawful or an offense, or the doing of any act is required or the failure to do any act is declared to be unlawful, such violation of this code or failure to comply with its requirements shall constitute a misdemeanor, unless expressly provided otherwise. Any violation constituting a misdemeanor under this code may, in the discretion of the Code Official, be charged and prosecuted as an infraction. Any person convicted of a misdemeanor under the provisions of this code, unless otherwise provided in this chapter, shall be punishable by a fine of not more than \$1,000.00 or by imprisonment in the County jail for a period of not more than six months or by both fine and imprisonment. Any person convicted of an infraction under the provisions of this code, unless otherwise provided in this chapter, shall be punishable by a fine as provided for by California Government Code 36900.

107.4.2 Abatement and other tools. In addition to, or in lieu of, the remedies provided in section **107.4.1** , the Code Official may commence:

1. An action for abatement, including, but not limited to, an injunction thereof, in the manner required by law and shall take such other steps to obtain such relief as will abate or remove a violation and restrain and enjoin any person from violating any provisions of this code, or other applicable laws and rules and regulations. All costs, including attorney's fees, for the abatement of a violation of this code which constitutes a public nuisance is assessed against any property declared to be a public nuisance and the costs, including attorney's fees, shall be collected in the manner provided for by Government Code Section 38773.5.
2. Nothing contained in this Title shall be construed as limiting, prejudicing, or adversely affecting the city's ability to concurrently or consecutively use any and all other available legal tools, remedies or proceedings as the city may deem are efficient, effective, practicable, or applicable, specifically including the use of Administrative Citations and the issuance of fine penalties in the manner provided for by Government Code Section 36900.

107.4.3 Separate offense. Each day any violation of this code shall continue shall constitute a separate offense.”

Santa Rosa City Code Section 18-20.110.4 is amended to read:

“18-20.108.4 Failure to comply.

International Property Maintenance Code Section 108.4 is amended to read:

Section 108.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to an administrative citation of not less than \$130 or more than \$1300.”

Santa Rosa City Code Section 18-20.111.4 is amended to read:

“18-20.109.4 Notice.

International Property Maintenance Code Section 109.4 is amended to read:

“109.4 Notice. Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 109.4.1 and 109.4.2, or in the manner provided by Santa Rosa City Code Sections 1-30.030(c) and 1-30.040, to the person responsible for the violation as specified in this code. Nothing contained in this Title shall be construed as limiting, prejudicing, or adversely affecting the city's ability to concurrently or consecutively use any and all other available legal tools, remedies or proceedings as the city may deem are efficient, effective, practicable, or applicable, specifically including the use of Administrative Citations and the issuance of fine penalties in the manner provided for by Government Code Section 36900.”

Santa Rosa City Code Section 18-20.201.3 is amended to read:

“18-20.201.3 Terms defined in other codes.

International Property Maintenance Code Section 201.3, Terms defined in other codes, is amended to read:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the California Administrative Code, California Building Code, California Residential Code, California Green Building Standards Code, California Energy Code, California Wildland-Urban Interface Code, California Historical Building Code, California Existing Building Code, California Fire Code, California Plumbing Code, California Mechanical Code, or California Electrical Code, such terms shall have the meanings ascribed to them as stated in those codes.

Exception: When used within this code, the terms unsafe and dangerous shall have only the meanings ascribed to them in this code and shall not have the meanings ascribed to them by the International Existing Building Code.”

Santa Rosa City Code Section 18-20.302.1 is amended to read:

“18-20.302.1 Sanitation.

International Property Maintenance Code Section 302.1, Sanitation, is amended to read:

302.1. Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition and free of any of the following conditions:

1. Refuse and/or waste matter which by reason of its location and character is in such a condition of deterioration that it constitutes visual blight, reduces the aesthetic appearance of the neighborhood, is offensive to the senses, or detrimentally affects property in the surrounding neighborhood or community;
2. Polluted or stagnant water which, because of its nature or location, constitutes an unhealthy or unsafe condition;
3. Building(s), structure(s) or property that is damaged, hazardous, broken, warped, dry rotted, blighted, infested, unsightly, unmaintained, decayed, defective, deteriorated, unsafe, dilapidated, in a state of disrepair, unsanitary, unfit for human habitation, in a condition that is likely to cause sickness or disease or likely to cause injury to the health, safety or general welfare of those living, working, accessing, or occupying within.
4. Any appliance, tool, equipment, furniture, furnishing, or other item of personal property not normally kept outside including, but not limited to, any couch, love seat, sofa, sofa bed, recliner, hassock, upholstered chair, mattress, bed springs, box springs, bed frame, headboard, desk, dresser, bureau, cabinet, television, radio, stereo, stove, refrigerator, freezer, dishwasher, washing machine, dryer, shopping cart, sink, toilet, or similar items, whether or not any such item is broken or abandoned, resting or being stored on the premises stored either (a) so as to be visible from a public street, alley, or from any adjoining property for at least twenty-four consecutive hours, or (b) so as otherwise to constitute a harborage for rodents or pests or a detriment to health, safety and welfare of nearby properties, the neighborhood or the city.
5. An accumulation of aluminum cans, newspapers, plastic bottles, glass, cardboard or cardboard boxes, or an accumulation of other recyclable materials that has been stored in public view for at least twenty-four consecutive hours and is visible from a public street, alley or from any adjoining property.”

Santa Rosa City Code Section 18-20.302.4 is amended to read:

“18-20.302.4 Weeds.

International Property Maintenance Code Section 302.4, paragraph one, is amended to read:

302.4. Weeds. Weed and rubbish abatement shall be as set forth in Santa Rosa City Code Title 9, Health and Safety, Chapter 9-08, Weeds and Rubbish. In addition, premises and exterior property must meet the requirements of Section 302.4.1.

302.4.1 Weeds. Premises and exterior property shall be maintained free from weed growth in excess of six inches (6"). Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than trees or shrubs. Weeds shall not include cultivated flowers and gardens. Trees, vegetation, or landscaping not otherwise subject to immediate abatement pursuant to this section shall not be allowed to remain upon the property for more than twenty-four consecutive hours if found to:

1. be dead, decayed, diseased, dry, overgrown, uncultivated, or hazardous;
2. be likely to harbor such nuisances as vermin or rats;
3. be in a condition that causes visual blight, or reflects a lack of being maintained in an ongoing manner;
4. constitute a fire or health hazard, or create a threat to the public health or welfare;
5. be maintained with less than eight feet (8') of vertical clearance from sidewalks and thirteen feet (13') of vertical clearance from streets; or obscures official street or traffic signage; or consists of thorn or spine-bearing vegetation immediately adjacent to sidewalks in residential areas."

Santa Rosa City Code Section 18-20.302.6 is amended to read:

"18-20.302.6 Exhaust vents.

International Property Maintenance Code Section 302.6, Exhaust vents, is amended to read:

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly on abutting or adjacent public or private property or that of another tenant.

It shall be unlawful and a public nuisance to store, keep, operate, or maintain any equipment, machinery, vehicle, liquid or solid waste or any other device, which emits an objectionable odor or by reason of its dust, exhaust or fumes that creates a health or safety hazard to any person(s), or which causes discomfort or annoyance to reasonable persons of normal sensitivity, or otherwise violates section 20-30.090 of the Santa Rosa City Code."

Santa Rosa City Code Section 18-20.302.8 is amended to read:

"18-20.302.8 Motor vehicles.

International Property Maintenance Code Section 302.8, Motor vehicles, is amended to read:

302.8 Motor vehicles. Except as provided for in other regulations, it is prohibited to:

1. Store any abandoned, wrecked, dismantled, inoperative, salvaged, or disabled vehicle, vessel, equipment trailer, house trailer, camper, camper shell, boat, boat trailer, airplane or other mobile equipment, or parts thereof, stored or parked in front yards, side yards, backyards, driveways, sidewalks or walkways for at least twenty-four consecutive hours and visible from a public street or any adjoining property;
2. Maintain any vehicle in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work and painting, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.
3. Park a vehicle upon an unimproved lot or parcel in any zone, or in any required front yard or side yard setback upon any residential property, except upon a lawfully established driveway, or within an approved garage or carport; parking a vehicle on any commercial property except on a paved surface.”

Santa Rosa City Code Section 18-20.302.10 is amended to read:

“18-20.302.10 Other property nuisances.

International Property Maintenance Code Section 302.10, Other property nuisances, is added to read:

302.10 Other property nuisances. It shall be unlawful and declared a public nuisance for any person owning, renting, leasing, occupying, or having charge or possession of any property in the city of Santa Rosa to maintain such property so out of harmony or conformity with the maintenance standards of adjacent properties, or in such condition of deterioration or disrepair that the same causes visual blight, reduces the aesthetic appearance of the neighborhood, is offensive to the senses, or is detrimental to nearby properties to the extent that it causes substantial diminution of the enjoyment, use or values of such properties, including, but not limited to:

1. Buildings or structures which are abandoned, partially destroyed, damaged, boarded up, dilapidated, or left in a persistent state of partial construction. A "persistent state of partial construction" is defined as any unfinished building where active construction is not occurring, or where the appearance or other conditions of said unfinished building or structure constitutes visual blight, or reduces the aesthetic appearance of the neighborhood, or is offensive to the senses, or is detrimental to nearby properties. A project shall be deemed active if there is obvious change to the worksite or to the project in any seven-day period;
2. Any building or portion thereof which is unpainted, or where the condition of existing paint has become so deteriorated as to permit substantial decay, checking, cracking, peeling, chalking, dry rot, warping, or termite infestation.

3. Buildings with missing doors, or windows containing broken glass or no glass at all where the window is a type which normally contains glass. Plywood or other materials used to cover such window space or doors, as may be permitted, shall be installed to FHA or similar standard to discourage unlawful entry, and shall be painted in a color or colors compatible with the remainder of the building.
4. Building exteriors, walls, fences, gates, driveways, sidewalks, walkways, or alleys which for at least twenty-four consecutive hours are maintained in such condition as to become so defective, unsightly, or in such a condition of deterioration or disrepair that the same constitutes visual blight or reduces the aesthetic appearance of the neighborhood, is offensive to the senses, or is detrimental to nearby properties.
5. The accumulation, for twenty-four consecutive hours or more, of dirt, litter, or debris in vestibules, doorways, or the adjoining sidewalks, passages, or breezeways of a building.
6. Attractive nuisances dangerous to children and other persons, including, but not limited to, broken or neglected household appliances, equipment, machinery or vehicles; unfenced, abandoned, uncovered, unprotected, or otherwise unmaintained wells, swimming pools, spas, ponds, excavations or other openings; and open and accessible structures, whether vacant, abandoned or not.
7. Construction or packing materials or supplies, including, but not limited to, lumber, drywall, roofing tile, cement, nails, pallets, plywood, scrap lumber, or other building materials, products, or supplies; electrical, irrigation, or plumbing supplies; provided, however, that a reasonable quantity of these materials and supplies is excluded from this definition during active construction authorized by a valid building permit upon the subject property. A project shall be deemed active if there is obvious change to the accumulation or to the project in any seven-day period.
8. Construction equipment or machinery of any type or description parked or stored on property for at least twenty-four consecutive hours where it is readily visible from a public street, alley, or adjoining property, except while active excavation, construction or demolition operations authorized by a valid building permit are in progress on the subject property or an adjoining property, or where the property is zoned for the storage of construction equipment or machinery.
9. Maintenance of any structures, bins or containers used for the collection of donated objects or items on any public or private property, unless completely enclosed within a permitted building or otherwise permitted and approved by the City's Planning and Economic Development Department.
10. Maintenance of any signage which lacks a required permit or is prohibited pursuant to section 20-38.080 of the Santa Rosa City Code.
11. The placement of clotheslines in front yards and the drying of laundry or washed articles on front porch stair railings, or the placement of washed articles on fences, hedges, or other supporting structures located in front yards for the purpose of drying them where the foregoing are visible from any public street, alley, or from any adjoining property.
12. Any wall, sign, fence, gate, hedge, or structure maintained in such a condition of deterioration or disrepair as to constitute a hazard to persons or property,

constitute a visual blight, reduce the aesthetic appearance of the neighborhood, is offensive to the senses, or is detrimental to nearby properties.

13. Any property with pooled oil accumulation, oil flowing onto public rights-of-way or adjacent property, or excessive accumulations of grease or oil on paved surfaces, buildings, walls, or fences.
14. Any yard area, visible from a public street, alley or from any adjoining property, the non-maintenance of which causes excessive dust or discharge of material onto the public right-of-way or into the storm drain system; which contains the accumulation of debris, constitutes visual blight, reduces the aesthetic appearance of the neighborhood, is offensive to the senses, or is detrimental to nearby properties. This paragraph shall not be construed to require the use of water or the installation of drought-resistant vegetation to the tenant landscaping during any period in which a drought has been officially declared.
15. Any graffiti, including paint, ink, chalk, dye, etchings, or similar marking substances, which remains on the exterior of any building or structure, wall, fence, pavement, window, vehicle, walkway, or other object for at least twenty-four consecutive hours and is visible from a public street, alley, or any adjoining property.
16. The keeping, storing, depositing or accumulation on the premises of dirt, sand, gravel, concrete, or other similar materials that constitutes visual blight, reduces the aesthetic appearance of the neighborhood, is offensive to the senses, or is detrimental to nearby properties, except when used for active excavation, construction or demolition projects for which a valid building permit, if so required, has been obtained.
17. The storage or placement of any garbage can or refuse container where such can or container is visible from a public right-of-way, other than between the period starting 24 hours prior to collection day and ending 24 hours following collection day. Where no complying storage location exists, garbage cans and refuse containers may be allowed to be placed in a manner that is removed from, yet remaining visible to, the public right-of-way.
18. Any obstructions, impediments, or excavations that interfere with the ordinary use by the public of any public street, way, or sidewalk except when and as permitted pursuant to this code or state law;
19. Maintenance of any insects, including, but not limited to wild bees; hornets, or wasps on any property in such a manner as to pose a threat, disturbance, danger, or menace to any person or property of another.
20. Maintenance of any type of illumination which directly shines onto adjacent or proximal properties causing substantial diminution of the enjoyment or use of such adjacent or proximal property, or otherwise violates section 20-30.080 of the Santa Rosa City Code.
21. Violation of any provision of Title 7 of this code pertaining to animal regulations.
22. Violation of noise standards pursuant to chapter 17.16 of this code.
23. Violation of any habitability requirements pursuant to Health and Safety Code Section 17920.3.”

Santa Rosa City Code Section 18-20.304.1.1 is amended to read:

“18-20.304.1.1 Potentially unsafe conditions (exterior structure.)

The first paragraph of International Property Maintenance Code Section 304.1.1, Potentially unsafe conditions (component serviceability), is amended as follows, with the numbered items following the first paragraph remaining unamended:

304.1.1 Potentially unsafe conditions (exterior structure.) The following conditions shall be considered to be potentially unsafe, shall be assessed and shall be addressed in compliance with the California Existing Building Code, the California Residential Code, or the California Building Code:”

Santa Rosa City Code Section 18-20.304.3 is amended to read:

“18-20.304.3 Premises identification.

International Property Maintenance Code Section 304.3, Premises identification, is amended to read:

304.3. Premises identification. Premises identification shall be as set forth in Santa Rosa City Code Section 18-16.502.1 and 18-22.R308.1.”

Santa Rosa City Code Section 18-20.304.18 is amended to read:

“18-20.304.18 Building security.

International Property Maintenance Code Section 304.18, Building Security, is amended to read as follows with subsections 304.18.1 through 304.18.3 remaining intact:

304.18. Building Security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within as set forth in the California Civil Code, Section 1941.3, or as required by Sections 304.18.1, 304.18.2, and 304.18.3, whichever is more restrictive.”

Santa Rosa City Code Section 18-20.305.1.1 is amended to read:

“18-20.305.1.1 Potentially unsafe conditions (interior structure.)

The first paragraph of International Property Maintenance Code Section 305.1.1, Potentially unsafe conditions (component serviceability), is amended as follows, with the numbered items following the first paragraph remaining unamended:

305.1.1 Potentially unsafe conditions (interior structure.) The following conditions shall be considered to be potentially unsafe, shall be assessed, and shall be addressed in compliance with the California Existing Building Code, the California Residential Code, or the California Building Code:”

Santa Rosa City Code Section 18-20.306.1.1 is amended to read:

“18-20.306.1.1 Potentially unsafe conditions (component serviceability.)

The first paragraph of International Property Maintenance Code Section 306.1.1, Potentially unsafe conditions (component serviceability), is amended as follows, with the numbered items following the first paragraph remaining unamended:

306.1.1 Potentially unsafe conditions (component serviceability.) Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be considered to be unsafe and shall be addressed in compliance with the California Existing Building Code, the California Residential Code, or the California Building Code:”

Santa Rosa City Code Section 18-20.307 is amended to read:

“18-20.307 Handrails and guardrails.

International Property Maintenance Code Section 307, Handrails and guardrails, is amended to read:

**SECTION 307
HANDRAILS AND GUARDRAILS**

307.1 General. Every exterior and interior flight of stairs shall have a handrail and guard per the requirements of the adopting code at the time the building was permitted. Handrails and guardrails shall be maintained in a safe and useful condition.”

Santa Rosa City Code Section 18-20.602.2 is amended to read:

“18-20.602.2 Residential occupancies.

International Property Maintenance Code Section 602.2, Residential occupancies, is amended to read:

602.2. Residential occupancies. Interior spaces intended for human occupancy shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees F (20 C) in all habitable rooms, bathrooms, and toilet rooms. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.”

Santa Rosa City Code Section 18-20.701 is amended to read:

“18-20.701.0 General.

International Property Maintenance Code Section 701.0, General, is added to read:

701.0 General. All references to any International Code shall be considered to reference the California Fire Code, California Building Code, or California Residential Code as applicable.”

Santa Rosa City Code Section 18-20.702.1 is amended to read:

“18-20.702.1 General.

International Property Maintenance Code Section 702.1, General, is amended to read:

702.1. General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the California Fire Code, California Residential Code, and the California Building Code, as required by those codes.”

Santa Rosa City Code Section 18-20.702.2 is deleted.

Santa Rosa City Code Section 18-20.703.2 is amended to read:

“18-20.703.2 Unsafe conditions (fire-resistive ratings).

International Property Maintenance Code Section 703.2, Unsafe conditions, is amended to read as follows:

Section 703.2. Unsafe conditions (fire-resistance ratings). Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with Section 115.1.1 of the California Fire Code. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered. Where the condition of components is such that any building, structure or portion thereof presents an imminent danger to the occupants of the building, structure or portion thereof, the fire code official shall act in accordance with Section 115.2 of the California Fire Code.”

Santa Rosa City Code Section 18-20.704.1 is deleted.

Santa Rosa City Code Section 18-20.704.2 is deleted.

Section 6. Chapter 18-22 of the Santa Rosa City Code - California Residential Code

The existing sections of Chapter 18-22 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

Santa Rosa City Code Section 18-22.010 is amended to read:

“18-22.010 Citation of California Residential Code. For purposes of citation, all sections of the California Residential Code, Part 2.5 of Title 24, 2025 Edition as adopted in Santa Rosa City Code Section 18-04.015, published by the International Code Council, as amended by the California Building Standards Commission, and its Appendix BF, Patio Covers; Appendix BO, Existing Buildings and Structures; Appendix BG, Sound Transmission, Appendix BB, Tiny Houses, Appendix BI, Light Straw-Clay Construction, Appendix BJ, Strawbale Construction, Appendix CI, Swimming Pool Safety Act, and Appendix CJ, Emergency Housing as adopted by reference and amended in this Title 18, are renumbered by adding “18-22.” before each section number.”

Santa Rosa City Code Section 18-22.R202 is amended to delete the previously amended definition of “WILDLAND-URBAN INTERFACE FIRE AREA (WUI).”

Santa Rosa City Code Section 18-22.R309.6 is amended to read:

“18-22.R317.5.1 Fire sprinklers, attached garages and carports with habitable space above. California Residential Code Section R317.5.1 exception is deleted.”

Santa Rosa City Code Section 18-22R313.1 is amended to read:

“18-22.R309.1 Townhouse automatic fire sprinkler systems. California Residential Code Section R309.1 is amended to read:

R309.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in new townhouses and multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

Exceptions:

1. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 1,000 square feet in gross floor area located at least 50 feet from applicable building.
2. Detached Group U Occupancies not greater than 1,000 square feet.”

Santa Rosa City Code Section 18-22R313.1.2 is amended to read:

“18-22.R309.1.2 Substantial improvement. California Residential Code Section R309.1.2 is added to read as follows:

R309.1.2 Substantial improvement. An automatic fire sprinkler system shall be provided throughout all townhouses that undergo a substantial improvement.”

Santa Rosa City Code Section 18-22R313.2 is amended to read:

“18-22.R309.2 One- and two-family dwellings automatic fire sprinkler systems.

California Residential Code Section R309.2 is amended to read:

R309.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses. Group R-3 occupancies permitted under this code shall be provided throughout regardless of square footage with an automatic sprinkler system inclusive of all mobile homes, manufactured homes and multifamily manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

Exceptions:

1. Accessory Dwelling Unit, provided that all of the following are met:
 - 1.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
 - 1.2. The existing primary residence does not have automatic fire sprinklers.
 - 1.3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
 - 1.4. The unit is on the same lot as the primary residence.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 1,000 square feet-in gross floor area located at least 50 feet from applicable building.
3. Detached Group U Occupancies not greater than 1,000 square feet.”

Santa Rosa City Code Section 18-22R313.2.2 is amended to read:

“18-22.R309.2.2 Substantial remodel.

California Residential Code Section R309.2.2 is added to read:

R309.2.2 Substantial remodel. An automatic sprinkler system shall be provided throughout all one- and two-family dwellings that undergo a substantial remodel or substantial improvement.”

Santa Rosa City Code Section 18-22R313.2.3 is amended to read:

“18-22.R309.2.3 Substantial addition.

California Residential Code Section R309.2.3 is added to read:

R309.2.3 Substantial addition. An automatic sprinkler system shall be provided throughout all one- and two-family dwellings that undergo a substantial addition.”

Santa Rosa City Code Section 18-22R313.2.4 is amended to read:

“18-22.R309.2.4 Substantial alterations.

California Residential Code Section R309.2.4 is added to read:

R309.2.4 Substantial alterations. An automatic sprinkler system shall be provided throughout all one- and two-family dwellings that undergo any combination of substantial remodel, addition or both that equals fifty percent (50%) of the existing gross floor area. The percentage of work shall be determined and added to any successive remodels that may occur within a subsequent three (3) year period. If the combined percentage totals 50% or more, this work shall constitute a substantial improvement and the building shall be subject to the fire sprinkler requirement.”

Santa Rosa City Code Section 18-22R319.1 is amended to read:

“18-22.R308.1 Address identification.

California Residential Code Section 308.1 is amended to read:

R308.1 Address identification. Numbers for one- and two-family dwellings. Each address identification character shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.”

Santa Rosa City Code Section 18-22R337.1.1 is deleted.

Santa Rosa City Code Section 18-22R337.1.3 is deleted.

Santa Rosa City Code Section 18-22R337.1.3.1 is deleted.

Santa Rosa City Code Section 18-22R337.1.3.2 is deleted.

Santa Rosa City Code Section 18-22R337.1.3.3 is deleted.

Santa Rosa City Code Section 18-22R337.1.3.4 is deleted.

Santa Rosa City Code Section 18-22R337.1.3.5 is deleted.

Santa Rosa City Code Section 18-22R337.1.3.6 is deleted.

Santa Rosa City Code Section 18-22R337.2 is deleted.

Santa Rosa City Code Section 18-22R337.5.2.1 is deleted.

Santa Rosa City Code Section 18-22R337.10.3 is deleted.

Santa Rosa City Code Section 18-22R337.10.3.4 is deleted.

Santa Rosa City Code Section 18-22R902.1 is amended to read:

“18-22.R902.1 Roofing assemblies.

California Residential Code Section R902.1 is amended to read:

R902.1 Roofing assemblies. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A roofing shall be installed in all areas designated by this section. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E108. 18-R:7 Publication, Feb 2024
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Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.
3. Class A roof assemblies include minimum 16 ounces per square foot copper sheets installed over combustible decks.
4. Class A roof assemblies include slate installed over combustible decks.”

Santa Rosa City Code Section 18-22R902.1.1 is amended to read:

“18-22.R902.1.1 Roof coverings within very-high fire hazard severity zones.
California Residential Code Section R902.1.1 is amended to read:

R902.1.1 Roof coverings within Very High Fire Hazard Severity Zones, State Responsibility Areas, Wildland-Urban Interface (WUI) areas, and all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced or recovered within any one-year period, the entire roof covering of every new structure and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant covering that is at least Class A.

Exception: The requirements shall not apply in any jurisdiction that adopts the model ordinance approved by the State Fire Marshal pursuant to Section 51189 of the Government Code or an ordinance that substantially conforms to the model ordinance and transmits a copy to the State Fire Marshal.”

Santa Rosa City Code Section 18-22R902.1.3 is deleted.

Santa Rosa City Code Section 18-22R902.1.4 is deleted.

Santa Rosa City Code Section 18-22 Chapter 44 Referenced Standards is amended to read:

“18-22 Chapter 44 Referenced Standards - NFPA.
California Residential Code, Chapter 44, Referenced Standards - NFPA is amended to read:

13D-25 Standard for the installation of sprinkler systems in one- and two-family dwellings and manufactured homes as amended.

*NFPA 13D, additional amended sections.

Revise Section 5.1.1.2 as follows:

5.1.1.2 A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

Add Section 5.1.1.2.1 as follows:

5.1.1.2.1 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

Add Section 5.1.1.2.2 as follows:

5.1.1.2.2 The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are subjected will at no time exceed the maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

Add Section 5.1.1.2.3 as follows:

5.1.1.2.3 One sprinkler wrench as specified by the sprinkler manufacture shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

Revise Section 7.6 as follows:

7.6 A local waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

Revise Section 8.3.4 as follows:

8.3.4 Sprinklers shall not be required in detached garages, open attached porches, detached carports with no habitable space above, and similar structures unless otherwise required by the California Building, Residential or Fire Codes.

Add Section 8.3.5.2 as follows:

8.3.5.2 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

13R-25 Standard for the installation of Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height as amended.

*NFPA 13R, additional amended section.

Add Section 6.6.6.5 as follows:

6.6.6.5 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

72-16 National Fire Alarm and Signaling Code as amended.

*NFPA 72, Amended additional sections as follows:

Revise Section 7.5.6.1 as follows:

7.5.6.1 The record of completion shall be documented in accordance with 7.5.6 using the record of completion forms, Figure 7.8.2(a) through Figure 7.8.2(f).

Revise Section 7.6.6 as follows:

7.6.6 The record of all inspection, testing and maintenance as required by 14.6.2.4 shall be documented using the record of inspection and testing forms, Figure 7.8.2(g) through Figure 7.8.2(l).

Add Section 14.7 as follows:

14.7 Labels and Tags.

14.7.1 Labels or tags shall be used on fire alarm systems and shall be placed on the outside of the fire alarm control unit.

14.7.2 Tags shall be of the hanging or self-adhesive type used on fire alarm systems.

14.7.3 The following information shall be printed on the labels and tags approved by the fire code official:

8. The words “DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL”
9. Concern Name/Company Name
10. Concern Physical Address
11. Concern Phone Number
12. License Number (State of California Contractor State License Board License)
13. Date of service or testing and maintenance
14. Space or line for signature of person performing or supervising the servicing shall be placed on the tag or label

14.7.4 When service or testing and maintenance is performed, the initial date of service or testing and maintenance, the printed name and signature of the person performing or supervising the service shall be placed on the tag or label.

14.7.5 No person shall remove a tag or label from or place a tag or label on a fire alarm system except when servicing or testing and maintenance is performed.

14.7.6 No person shall deface, modify, or alter any tag or label attached to or required to be attached to any fire alarm system.

14.7.7 The Label or tag conforming to this section shall be securely attached to each fire alarm system at the time of servicing or testing and maintenance.

14.7.8 The label or tag approved by the fire code official shall be affixed to a system only after all deficiencies have been corrected.

14.7.9 Adhesive labels and tags shall be manufactured in accordance with ANSI/UL 969, Standard for Marking and Labeling Systems, 4th Edition, 1995, which is hereby incorporated by reference.”

Santa Rosa City Code Section 18-22R.AJ102.10 is amended to read:

“18-22.R.BO102.10 Fire sprinklers.

California Residential Code Section BO102.10 is added to read as follows:

BO102.10. Automatic fire sprinkler systems shall be required for all substantial improvements in accordance with Chapter 3, Section R313 or NFPA 13D as determined by the fire code official.”

Santa Rosa City Code Section 18-22R.AJ104 is deleted.

Santa Rosa City Code Section 18-22AK101.1 is amended to read:

“18-22. BG101.1 General.

California Residential Code Appendix BG Section BG101.1 is amended to read:

BG101.1 General. Wall and floor-ceiling assemblies separating dwelling units, including those separating adjacent townhouse or row house units, shall provide air-borne sound insulation for walls, and both air-borne and impact sound insulation for floor-ceiling assemblies.”

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Section 7. Chapter 18-24 of the Santa Rosa City Code - California Plumbing Code

The existing sections of Chapter 18-24 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

Santa Rosa City Code Section 18-24.010 is amended to read:

“18-24.010 Citation of California Plumbing Code. For purposes of citation, all sections of the California Plumbing Code, Part 5 of Title 24, 2025 Edition as adopted in Santa Rosa City Code Section 18-04.015, published by the International Association of Plumbing and Mechanical Officials and its IAPMO Installation Standards, and Appendix A, Recommended Rules for Sizing the Water Supply System; Appendix B, Explanatory

Notes on Combination Waste and Vent Systems; Appendix C, Alternate Plumbing Systems; Appendix D, Sizing Storm Water Drainage Systems; Appendix I, Installation Standards, as amended by the California Building Standards Commission, as adopted by reference and amended in this Title 18, are renumbered by adding "18-24." before each section number."

Santa Rosa City Code Section 18-24.104.3.2 is amended to read:

"18-24.104.3.2 Plan review fees.

California Plumbing Code Section 104.3.2 is amended to read:

104.3.2 Plan Review Fees. Where a plan or other data is required to be submitted in accordance with Section 104.3.1, a plan review fee shall be paid at the time of submitting construction documents for review.

The plan review fee for plumbing work shall be determined as set forth in Section 18-08.030 of the Santa Rosa City Code.

The plan review fees specified in this subsection are separate fees from the permit fees specified in subsection 104.5. Where plans are incomplete or changed so as to require additional review, additional fees shall be charged as specified in Section 18-08.040 of the Santa Rosa City Code."

Santa Rosa City Code Section 18-24.104.3.3 is amended to read:

"18-24.104.3.3 Time limit of application.

California Plumbing Code Section 104.3.3 is amended to read:

104.3.3 Time Limit of Application. Expiration of permit application and plan review shall be determined as set forth in Section 18-08.050 of the Santa Rosa City Code."

Santa Rosa City Code Section 18-24.106.3 is amended to read:

"18-24.106.3 Penalties.

California Plumbing Code Section 106.3 is amended to read:

106.3 Penalties. Any person violating any of the provisions of this code, as amended in this title, shall be subject to penalties as provided for by California Government Code 36900."

Section 8. Chapter 18-32 of the Santa Rosa City Code - California Electrical Code

The existing sections of Chapter 18-32 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

Santa Rosa City Code Section 18-32.010 is amended to read:

“18-32.010 Citation of California Electrical Code. For purposes of citation, all sections of the California Electrical Code, Part 3 of Title 24, 2025 Edition as adopted in Santa Rosa City Code Section 18-04.015, including Article 517 “Health Care Facilities,” published by the National Fire Protection Association and amended by the California Building Standards Commission, including tables, as adopted by reference and amended in this Title 18, are renumbered by adding “18-32.” before each section number.”

Santa Rosa City Code Section 18-32.89.111.4.7 is amended to read:

“18-32.89.111.4.7 Penalties.

California Electrical Code Article 89.111.4.7 is added to read:

89.111.4.7 Penalties. Any person violating any of the provisions of this code, including but not limited to adopted model codes, as amended in this title, shall be subject to the penalty provisions as provided for by California Government Code 36900.”

Section 9. Chapter 18-33 of the Santa Rosa City Code - California Energy Code

The existing sections of Chapter 18-33 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

Santa Rosa City Code Section 18-33.010 is amended to read:

“18-33.010 Citation of California Energy Code.

For purposes of citation, all sections of the California Energy Code, Part 6 of Title 24, 2025 Edition as adopted in Santa Rosa City Code Section 18-04.015, published by the International Code Council, Inc. and the California Building Standards Commission, including tables and appendices thereto, as adopted by reference in this Title 18, are renumbered by adding "18-33." before each section number.”

Section 10. Chapter 18-36 of the Santa Rosa City Code California Mechanical Code

The existing sections of Chapter 18-36 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

Santa Rosa City Code Section 18-36.010 is amended to read:

“18-36.010 Citation of California Mechanical Code.

For purposes of citation, all sections of the California Mechanical Code, Part 4 of Title 24, 2025 Edition as adopted in Santa Rosa City Code Section 18-04.015, published by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission, as amended by the California Building Standards

Commission, as adopted by reference and amended in this Title 18, are renumbered by adding "18-36." before each section number.”

Santa Rosa City Code Section 18-36.104.3.2 is amended to read:

“18-36.104.3.2 Plan review fees.

California Mechanical Code Section 104.3.2 is amended to read:

104.3.2 Plan Review Fees. Where a plan or other data is required to be submitted in accordance with Section 104.3.1, a plan review fee shall be paid at the time of submitting construction documents for review.

The plan review fee for mechanical system work shall be determined as set forth in Section 18-08.030 of the Santa Rosa City Code.

The plan review fees specified in this subsection are separate fees from the permit fees specified in subsection 104.5.

Where plans are incomplete or changed so as to require additional review, additional fees shall be charged as specified in Section 18-08.040 of the Santa Rosa City Code.”

Santa Rosa City Code Section 18-36.104.3.3 is amended to read:

“18-36.104.3.3 Time limit of application.

California Mechanical Code Section 104.3.3 is amended to read:

104.3.3 Time Limit of Application. Expiration of permit application and plan review shall be determined as set forth in Section 18-08.050 of the Santa Rosa City Code.”

Santa Rosa City Code Section 18-36.104.4.3 is amended to read:

“18-36.104.4.3 Expiration.

California Mechanical Code Section 104.4.3 is amended to read:

104.4.3 Expiration. Expiration of issued permit shall be determined as set forth in Section 18-08.060 of the Santa Rosa City Code.”

Santa Rosa City Code Section 18-36.104.5 is amended to read:

“18-36.104.5 Fees.

California Mechanical Code Section 104.5 is amended to read:

104.5 Fees. Fees shall be determined as set forth in Section 18-08.130 of the Santa Rosa City Code.”

Santa Rosa City Code Section 18-36.104.5.2 is amended to read:

“18-36.104.5.2 Investigation fees.

California Mechanical Code Section 104.5.2 is amended to read:

104.5.2 Investigation Fees. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. Investigation fees shall be determined as set forth in Section 18-08.130 of the Santa Rosa City Code. The payment of such investigation fee shall not exempt a person from compliance with other provisions of this code, nor from a penalty prescribed by law.”

Santa Rosa City Code Section 18-36.106.3 is amended to read:

“18-36.106.3 Penalties.

California Mechanical Code Section 106.3 is amended to read:

106.3 Penalties. Any person violating any of the provisions of this code, as amended in this title, shall be subject to the penalty provisions as provided for by California Government Code 36900.”

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Section 11. Chapter 18-40 of the Santa Rosa City Code -Existing Building Code

The existing sections of Chapter 18-40 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change.

Santa Rosa City Code Section 18-40.010 is amended to read:

“18-40.010 Citation of California Existing Building Code. For purposes of citation, all sections of the California Existing Building Code, Part 10 of Title 24, 2025 Edition as adopted in Santa Rosa City Code Section 18-04.015, and its Appendix A Guidelines for the Seismic Retrofit of Existing Buildings; Chapter A1 Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings; Chapter A3 Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood-Frame Residential Buildings; Chapter A4 Earthquake Risk Reduction in Wood-Frame Residential Buildings with Soft, Weak, or Open Front Walls; and Chapter A5 Referenced Standards; published by the International Code Council and the California Building Standards Commission, as adopted by the California Building Standards Commission, as adopted by reference in this Title 18, are renumbered by adding "18-40." before each section number.”

Section 12. Chapter 18-42 of the Santa Rosa City Code - California Green Building Standards Code

The existing sections of Chapter 18-42 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

Santa Rosa City Code Section 18-42.010 is amended to read:

“18-42.010 Citation of California Green Building Standards Code. For purposes of citation, all sections of the California Green Building Standards Code, Part 11 of Title 24, 2025 Edition as adopted in Santa Rosa City Code Section 18-04.015, published by the California Building Standards Commission, including its Appendix Chapter A4, Sections A4.1; A4.3, A4.4; A4.5 and A4.6 Residential Voluntary Measures at Tier I level for new structures; and Appendix Chapter A5, Sections A5.1; A5.3; A5.4; A5.5, and A5.6, Nonresidential Voluntary Measures at Tier I level for new structures only, as adopted by reference in this Title 18, are renumbered by adding "18-42." before each section number.”

Santa Rosa City Code Section 18-42.202 is amended to delete the amended definition of “NEWLY CONSTRUCTED (or NEW CONSTRUCTION).”

Section 13. Chapter 18-48 of the Santa Rosa City Code - Evaluation and Abatement of Existing Buildings)

The existing sections of Chapter 18-48 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change.

Santa Rosa City Code Section 18-48.050 is amended to read:

“18-48.050 Standards for evaluation and structural observation.

18-48.050.1 Evaluation and rehabilitation design standards. Seismic retrofit design and construction shall be performed under the direct supervision of a design professional, licensed in the State of California, and shall be based upon this chapter and the following standards, as adopted in Santa Rosa City Code Section 18-04.015 if not otherwise specified:

1. 2025 California Building Code Title 24, Part 2.
2. 2025 California Existing Building Code Title 24, Part 10.
3. 2025 California Historical Building Code Title 24, Part 8.
4. ASCE 41-13 (or ASCE 41-17, Collapse Prevention Performance Level) Seismic Evaluation and Retrofit of Existing Buildings.
5. Any other nationally recognized standard for rehabilitation of existing buildings approved by the Building Official.

Structural observation in accordance with Section 1704 of the California Building Code shall be required for all structures in which a seismic retrofit is being performed. Structural observation shall include visual observation of work for conformance to the approved construction documents and confirmation of existing conditions assumed during design.”

Section 14. Chapter 18-64 of the Santa Rosa City Code - Historical or Architecturally Significant Buildings

The existing sections of Chapter 18-64 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change.

Santa Rosa City Code Section 18-64.010 is amended to read:

“18-64.010 Purpose. In order to maintain the historical and architectural integrity of buildings designated as historical or architecturally significant buildings within the community consistent with objectives of the urban design element of the General Plan, it is necessary to provide necessary code alternatives of rehabilitation and restoration of such buildings. Such alternative building regulations are intended to facilitate the restoration or changes of occupancy so as to preserve the original or restored architectural elements and features, to provide a cost-effective approach to the preservation of historical or architecturally significant buildings and to provide for the safety of the building occupants consistent with Title 24, Part 8, of the California Historical Building Code, 2025 Edition as adopted in Santa Rosa City Code Section 18-04.015.”

Section 15. Findings of Fact. The Council finds and determines, based on the materials and reports presented, that the amendments to the model codes, which are identified by and adopted in this Ordinance, are hereby determined to be reasonably necessary because of local climatic, geological or topographical conditions and are more restrictive than the standards set forth within the model codes except as otherwise authorized by law, and that changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City of Santa Rosa and in effect as of September 20, 2025. If any non-administrative or non-procedural model code provision or applicable State of California amendment is in conflict with this ordinance, it is the intent of this ordinance to amend or delete such provision when findings of local conditions are stated as required by sections 17958.5 and 17958.7 of the Health and Safety Code.

Said local conditions are:

- A. Earthquake hazards associated with the Healdsburg-Rodgers Creek Fault and other localized earthquake faults in close proximity of a densely populated urban area.
- B. History of heavy winter rains and poorly drained soils including expansive adobe soils in many locations.
- C. High groundwater tables and unconsolidated alluvial soils.
- D. Heavy accumulations of flammable plant material covering many areas, periodic high winds and an extended dry season.
- E. The propensity of local streams to flood due to periods of intense rainfall.
- F. Due to local hydrological conditions, Santa Rosa operates under regulation of National Pollutant Discharge Elimination (NPDES) Permits with respect to both the discharge of treated reclaimed waste water and the discharge of storm water.

G. High Fire Hazard Severity Zones in parts of the City of Santa Rosa.

H. Santa Rosa has established a local regulatory system to permit medical cannabis operations within the City limits, consistent with public safety and State law.

I. Santa Rosa has substantial residential development near areas of elevated exterior noise levels from rail and freeway corridors.

J. Santa Rosa Zoning Code and policy defers review of minor discretionary elements to the Building Permit process.

Section 16. Duty. Notwithstanding any provision contained in Title 18 of the Santa Rosa City Code, whenever the words "shall", "will", "must", "is charged with the enforcement of", or words of similar import, are used in said chapters to establish a responsibility of the City of Santa Rosa, or of the members of any board, commission, department, officers of the City, including, but not limited to the Council and City Planning Commission thereof, or of any officer, official, or employee of the City of Santa Rosa, it is the legislative intent that such words shall establish the authority and direction to exercise professional judgment in the application and interpretation of this Code, as distinguished from a mandatory duty. No mandatory duty with respect to the application and interpretation of this Code is imposed upon any member of the Council, or upon any board or commission of the City of Santa Rosa, or upon any department, officer, official, or employee of the City of Santa Rosa by the provisions of said chapters, and said chapters shall not be construed so as to hold the City of Santa Rosa or any member of the Council or of any board, commission, or department of the City, or any officer, official or employee of the City of Santa Rosa responsible or liable for any damage to persons or property by reason of any action taken or by reason of any approval given or not given, under the provisions of said chapters or in connection with any such members, officers, or employees duties set forth in said chapters.

Section 17. Environmental Determination. The Council determines that this ordinance establishes standards and procedures for issuing building and construction permits and is:

1. Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061 (b)(3) in that the standards set forth in the Ordinance are more protective of the environment than the State Building Standards Code, and there is no possibility that the activity in question may have a significant effect on the environment and,
2. Exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308 in that the standards set forth in the Ordinance assure the maintenance, restoration, enhancement or protection of natural resources and the environment.

Section 18. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 19. Effective Date. This ordinance shall take effect on the 31st day following its adoption. The non-administrative or non-procedural provisions of this Title that exist as of the date of adoption of this ordinance shall remain in effect and applicable to those specific permit applications that were submitted for plan review prior to the effective date of this ordinance.

This ordinance was introduced by the Council of the City of Santa Rosa on December 16, 2025.

IN COUNCIL DULY PASSED AND ADOPTED this 13th day of January 2026.

AYES: (5) Mayor Stapp, Vice Mayor Okrepkie, Council Members Alvarez, Bañuelos, Fleming

NOES: (0)

ABSENT: (2) Council Members MacDonald, Rogers

ABSTAIN: (0)

RECUSE: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney