



TO: Mayor and Councilmembers

SUBMITTED BY: Peter Imhof, Planning and Environmental Review Director

PREPARED BY: Stephanie Spieler, CBO, Building Official
Lisa Prasse, Current Planning Manager

SUBJECT: Adoption of the 2025 California Building Standards Code

RECOMMENDATION:

- A. Introduce and conduct first reading (by title only) and waive further reading of Ordinance No. 25-___ entitled, “An Ordinance of the City Council of the City of Goleta, California, 1) Amending the Following Chapters to Title 15 “Building and Construction” of the Goleta Municipal Code: Chapter 15.01 “Building Code”, Chapter 15.03 “Electrical Code”, Chapter 15.04 “Plumbing Code”, Chapter 15.05 “Mechanical Code”, Chapter 15.08 “Administrative Code”, Chapter 15.11 “Residential Code”, Chapter 15.12 “Green Building Code”, Chapter 15.15 “Energy Code”, Chapter 15.16 “Historical Code”, Chapter 15.17 “Existing Building Code”, Chapter 15.18 “Referenced Standards Code”, Chapter 15.19 “International Property Maintenance Code”, 2) Adding Chapter 15.23 “California Wildland- Urban Interface Code” and 15.24 “California Fire Code” Adopting by Reference the Above Listed Codes by the California Building Standards Commission, 3) Adopting Local City Amendments to Chapter 15.01 (Building Code), and 4) Finding that the Ordinance is Exempt from the California Environmental Quality Act and Adopting the Notice Exemption”; and
- B. Set a public hearing for December 2, 2025 to conduct the second reading by title only of the Ordinance.

BACKGROUND:

Typically, every three years, the California Building Standards Commission reviews and revises California Building Standards Codes (CBSC), which consist of the following twelve parts: Administrative, Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical, Fire, Existing Buildings, Green Building, and Referenced Standards. Cities and counties are mandated to adopt new State standards. The State also allows cities to add local modifications to the CBSC to reflect local geographic, topographic, and climatic conditions. If Codes are not adopted locally, then cities and counties are required to follow State Codes only and not apply any local modifications.

Goleta adopted its current Codes, incorporating the 2022 CBSC, in November 2022. The changes in the 2025 CBSC become effective in California on January 1, 2026 and the City's Code needs to be amended to reflect the changes.

As the City is adopting the CBSC by reference, the provisions of California Government Code Section 50022.3 are applicable, which require a public hearing to adopt the CBSC and local modifications (second reading). Notice of the public hearing will be given twice prior to December 2, 2025, the anticipated date of the second reading.

Further, this Ordinance, which is provided in Attachment 1, is proposed pursuant to and in accordance with California Health and Safety Codes Sections 17922 and 17958 and California Government Code Sections 50022.1 et seq.

DISCUSSION:

Every three years, the California Building Codes are updated by the Building Standards Commission. Local jurisdictions can make amendments for geographical, topographical, and climatic conditions, which can be found in the proposed Ordinance included as Attachment 1.

AB 130 placed new restrictions on the building code adoption process for residential units. Local changes and modifications applicable to residential units are now generally not permitted, unless those changes and modifications are substantially equivalent to local amendments that were in effect and filed with the Building Standards Commission prior to September 30, 2025. All local amendments in the proposed Ordinance were included in Ordinance No. 22-15, which the City timely filed with the California Building Standards Commission. Accordingly, all local amendments in the proposed Ordinance may be supported by the finding that such amendments were in effect and filed by September 30, 2025, in compliance with AB 130.

Specific revisions to Title 15 of the Goleta Municipal Code (GMC) that staff recommends are identified in Table 1 below.

Table 1: Revisions to Title 15 of the GMC

CURRENTLY ADOPTED CODES	UPDATED CODES RECOMMENDED FOR ADOPTION
California Building Code 2022	California Building Code 2025
California Electrical Code 2022	California Electrical Code 2025
California Plumbing Code 2022	California Plumbing Code 2025
California Mechanical Code 2022	California Mechanical Code 2025
California Administrative Code 2022	California Administrative Code 2025
California Residential Code 2022	California Residential Code 2025
California Green Code 2022	California Green Code 2025
California Energy Code 2022	California Energy Code 2025
California Historical Building Code 2022	California Historical Building Code 2025

Existing Building Code 2022	Existing Building Code 2025
Referenced Standards Code 2022	Referenced Standards Code 2025
International Property Maintenance Code 2021	International Property Maintenance Code 2024
Previously known as Chapter 7A of the 2022 California Building Code	California Wildland- Urban Interface Code 2025
California Fire Code 2022	California Fire Code 2025

With this Code cycle adoption, staff is proposing to maintain the three previously adopted local amendments as follows:

1. Section 15.01.020 (a-g) covers a range of topics from geological and fire hazards, roofing materials, and accessory buildings.
2. Section 15.01.020(h) requires works authorized by a Building Permit for construction, excluding R-3 (One- and Two-Family Dwellings) and U (Utility) occupancies, be issued to an appropriately licensed contractor in accordance with the provision of California State Law.
3. Section 15.01.020(i) limits the length of time a permit is valid to six (6) years in order to help facilitate the completion of construction in a timely manner and to have the work comply with the Building Code standards in place at that time.

On November 18, 2025, the Board of Supervisors of the Santa Barbara County is anticipated to adopt the 2025 California Building Standards Codes on second reading, including the Fire Code and associated local amendments. The Santa Barbara County Fire Department has requested that the City adopt the same local amendments applicable to the Wildland-Urban Interface Code and the 2025 California Fire Code. At the time of second reading, staff will also present a Resolution for Council ratification of the Fire Code and Wildland-Urban Interface Code local amendments as adopted by the County. A copy of the draft County Ordinance and Resolution are provided as Attachment 2.

FISCAL IMPACTS:

Building & Safety services are accounted for under Fund 4200 of the Two-Year Budget Plan. Plans examination and Building Permit inspection services are provided to applicants on a fee basis. Such services, plus the analysis and preparation of Code updates, are provided under contract to the City by Willdan Engineering, Inc. (Agreement No. 2019-055.2). There is no fiscal impact associated with adoption of the 2025 CBSC.

NOTICE:

Notice of the public hearing will be provided twice prior to the public hearing on December 2, 2025.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The adoption of the Building Code is exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3). The adoption of the Building Code updates does not have the potential to cause a significant effect on the environment and the adoption will not lead to physical changes. The Building Code updates will provide regulations and standards applicable to construction activities that would undergo CEQA review as needed. Therefore, this project is not subject to CEQA and a Notice of Exemption (NOE) can be adopted. A copy of the NOE is provided as Exhibit 1 to Attachment 1.

ALTERNATIVES:

Alternatives available to the City Council include:

1. Continue this item for additional information or discussion; or
2. Decide to not adopt all or a portion of the proposed local amendments.

LEGAL REVIEW BY: Isaac Rosen, City Attorney

APPROVED BY: Robert Nisbet, City Manager

ATTACHMENTS:

1. Ordinance No. 25-__ entitled “An Ordinance of the City Council of the City of Goleta, California, 1) Amending the Following Chapters to Title 15 “Building and Construction” of the Goleta Municipal Code: Chapter 15.01 “Building Code”, Chapter 15.03 “Electrical Code”, Chapter 15.04 “Plumbing Code”, Chapter 15.05 “Mechanical Code”, Chapter 15.08 “Administrative Code”, Chapter 15.11 “Residential Code”, Chapter 15.12 “Green Building Code”, Chapter 15.15 “Energy Code”, Chapter 15.16 “Historical Code”, Chapter 15.17 “Existing Building Code”, Chapter 15.18 “Referenced Standards Code”, Chapter 15.19 “International Property Maintenance Code”, 2) Adding Chapter 15.23 “California Wildland- Urban Interface Code” and 15.24 “California Fire Code” Adopting by Reference the Above Listed Codes by the California Building Standards Commission, 3) Adopting Local City Amendments to Chapter 15.01 (Building Code), and 4) Finding that the Ordinance is Exempt from the California Environmental Quality Act and Adopting the Notice Exemption”

Attachment 1A Redline Version of Ordinance No. 25-__ entitled “An Ordinance of the City Council of the City of Goleta, California, 1) Amending the Following Chapters to Title 15 “Building and Construction” of the Goleta Municipal Code: Chapter 15.01 “Building Code”, Chapter 15.03 “Electrical Code”, Chapter 15.04 “Plumbing Code”, Chapter 15.05 “Mechanical Code”, Chapter 15.08 “Administrative Code”, Chapter 15.11 “Residential Code”, Chapter 15.12 “Green Building Code”, Chapter 15.15 “Energy Code”, Chapter 15.16 “Historical Code”, Chapter 15.17 “Existing Building

Code”, Chapter 15.18 “Referenced Standards Code”, Chapter 15.19 “International Property Maintenance Code”, 2) Adding Chapter 15.23 “California Wildland- Urban Interface Code” and 15.24 “California Fire Code” Adopting by Reference the Above Listed Codes by the California Building Standards Commission, 3) Adopting Local City Amendments to Chapter 15.01 (Building Code), and 4) Finding that the Ordinance is Exempt from the California Environmental Quality Act and Adopting the Notice Exemption”

Exhibit A – Notice of Exemption

Exhibit B - 2025 Building Code Findings

2. Draft County Ordinance and Resolution adopting the Fire Code and the Wildland-Urban Interface Code for the Fire District
3. Staff PowerPoint Presentation

ATTACHMENT 1

Ordinance No. 25-___ entitled, “An Ordinance of the City Council of the City of Goleta, California,1) Amending the Following Chapters to Title 15 “Building and Construction” of the Goleta Municipal Code: Chapter 15.01 “Building Code”, Chapter 15.03 “Electrical Code”, Chapter 15.04 “Plumbing Code”, Chapter 15.05 “Mechanical Code”, Chapter 15.08 “Administrative Code”, Chapter 15.11 “Residential Code”, Chapter 15.12 “Green Building Code”, Chapter 15.15 “Energy Code”, Chapter 15.16 “Historical Code”, Chapter 15.17 “Existing Building Code”, Chapter 15.18 “Referenced Standards Code”, Chapter 15.19 “International Property Maintenance Code”

Revised 11/17/2025

ORDINANCE NO. 25- ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, 1) AMENDING THE FOLLOWING CHAPTERS TO TITLE 15 "BUILDING AND CONSTRUCTION" OF THE GOLETA MUNICIPAL CODE: CHAPTER 15.01 "BUILDING CODE", CHAPTER 15.03 "ELECTRICAL CODE", CHAPTER 15.04 "PLUMBING CODE", CHAPTER 15.05 "MECHANICAL CODE", CHAPTER 15.08 "ADMINISTRATIVE CODE", CHAPTER 15.11 "RESIDENTIAL CODE", CHAPTER 15.12 "GREEN BUILDING CODE", CHAPTER 15.15 "ENERGY CODE", CHAPTER 15.16 "HISTORICAL CODE", CHAPTER 15.17 "EXISTING BUILDING CODE", CHAPTER 15.18 "REFERENCED STANDARDS CODE", CHAPTER 15.19 "INTERNATIONAL PROPERTY MAINTENANCE CODE", 2) ADDING CHAPTER 15.23 "CALIFORNIA WILDLAND- URBAN INTERFACE CODE" AND 15.24 "CALIFORNIA FIRE CODE" ADOPTING BY REFERENCE THE ABOVE LISTED CODES BY THE CALIFORNIA BUILDING STANDARDS COMMISSION, 3) ADOPTING LOCAL CITY AMENDMENTS TO CHAPTER 15.01 (BUILDING CODE), AND 4) FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ADOPTING THE ASSOCIATED NOTICE EXEMPTION

WHEREAS Sections 17960, 17961, and 18948 of the California Health and Safety Code requires local agencies to enforce Title 24 of the California Code of Regulations, which include building standards contained in the California Building Code, California Residential Code, California Plumbing Code, California Mechanical Code, California Electrical Code, and other codes, as such codes are approved by the State Building Standards Commission (collectively, the "California Building Standards Code"); and

WHEREAS Title 15 of the Goleta Municipal Code adopts by reference the 2022 edition of the codes by California Building Standards Code; and

WHEREAS the California Building Standards Code has been updated to the 2025 edition; and

WHEREAS the City desires to adopt by reference the 2025 edition of the California Building Standards Codes and the 2024 edition of the International Property Maintenance Code; and

WHEREAS Section 17958.5 of the California Health and Safety Code allows local agencies to enact modifications to those building standards provided that such modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS Section 17958.7 of the California Health and Safety Code further provides that a local agency that enacts modifications to those building

standards must adopt findings, which tie those modifications to such local climatic, geological or topographical conditions;

WHEREAS the Goleta City Council has considered the amendments to the building standards contained in the California Building Standards Code and deem them necessary in Goleta due to local climatic, geological, or topographical conditions; and

WHEREAS, in accordance with Governmental Code Section 50022.3, a noticed public hearing to be held at the second reading on December 2, 2025, before the City Council and all interested parties, were heard;

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. CEQA

The City Council hereby finds and determines that adoption of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) in accordance with State CEQA Guidelines Section 15061(b)(3). It can be seen with certainty that there is no possibility that this Ordinance may have a significant adverse effect on the environment, since it adopts updated building and safety standards, which the City had previously adopted in substantial form. The Building Code updates will provide regulations and standards applicable to construction activities that would undergo CEQA review as needed. Thus, the adoption of this Ordinance is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

Staff is directed to file the Notice of Exemption, attached as Exhibit A, within 5 business days of second reading of this Ordinance.

SECTION 2. Findings. Pursuant to Sections 17958.5 and 17958.7 of the State of California Health and Safety Code, the City Council of the City of Goleta makes the following findings:

- A. Changes, modifications, and amendments to the 2025 Edition of the California Building Standards Codes are needed and are reasonably necessary because of certain local climatic, geologic, and topographic features and conditions as described in this Section, and that those features and conditions, under certain circumstances, affect delivery of emergency services.
- B. The proposed amendments to the California Building Standards Codes are enacted to mitigate the impact of those local features and conditions by preventing the chance of accident or injury by requiring standards more stringent than required by the current codes.
- C. The City of Goleta is prone to extreme weather conditions, from hot, dry winds from the east (Santa Ana and sundowner winds) to strong westerly (coastal) winds, which greatly enhance the ability for fire to spread as reflected in devastating recent

fires. In addition, the topographical layout and features of the county make the area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance;

- D. Geologic and topographic conditions in the City of Goleta may result in extended response times for firefighting resources, which may contribute to greater life and property loss in large un-sprinklered buildings within the urban limit line and in all structures outside of the urban limit line; and
- E. Climatic conditions and flammable vegetation contribute to the extreme high fire hazard severity in the City; and
- F. Historically, the City of Goleta is included in an area designated as a Special Wind Region. The basic wind speed in this region for the purpose of establishing wind loads must be considered to be 95 miles per hour (3 second gust); and
- G. The California Geological Survey (California Geological Survey 2003; Cao et al. 2003) has estimated the probabilistic peak ground acceleration (i.e., peak ground shaking) hazard for all areas within the state. This estimate is reported as the peak acceleration (measured in units of the acceleration of gravity, or g) that would have a 10 percent probability of being exceeded in a given region of California in 50 years (i.e., a 0.2 percent probability in 1 year). This measure can be used to assess the relative seismic ground shaking hazard for a given region. The California Geological Survey probabilistic seismic hazard map (2003) indicates Goleta lies in a midrange risk category for ground motion associated with an earthquake. According to the map, a ground acceleration of 0.3 to 0.5 percent g is not expected to be exceeded in the next 50 years. Faults near or within Goleta include the More Ranch Fault, the Glen Annie Fault, and the Carneros Fault. None of these faults are classified as active by the State Division of Mines and Geology or subject to an Alquist-Priolo Special Studies Zone. However, according to the Santa Barbara County Seismic Safety and Safety Element (SSSE), the More Ranch Fault is considered active based on the existence of a geologically recent fault scarp (County of Santa Barbara 1991).
- H. The City Council hereby finds that the proposed amendments to the 2025 California Building Standards Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geological, or topographic conditions, based on the express findings and determinations, marked in relation to the respective amendments provided in this Ordinance, described in Exhibit B attached hereto, and hereby adopted by the City Council as the findings to support the modifications to the California Building Standards Code. Each of the City's proposed amendments are substantially equivalent to changes or modifications enacted by the City of Goleta in Ordinance No. 22-15, which was previously filed with the California Building Standards Commission and was in effect as of September 30, 2025, in compliance

with AB 130.

SECTION 3. Action. City Council adopts the amendments to Title 15 of the Goleta Municipal Code as follows:

A. **Chapter 15.01 entitled, “Building Code,”** is hereby amended in its entirety to read as follows:

1. 15.01.010 Adoption of Building Code

- A. The California Building Code, 2025 Edition, including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Building Code of the City.
- B. One copy of the California Building Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The purpose of this Building Code is to prescribe regulations for the erection, construction, enlargement, alteration, repair, improvement, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of all buildings and structures.

2. 15.01.020 Amendments.

- A. Section 105.2 Building (1). One story detached accessory structures used as tools and storage shed, playhouses, and similar uses, provided the following:
 - i. Floor area, or roof area of an open structure, is not greater than 120 square feet;
 - ii. Structure does not exceed 12 feet in height at highest point of the structure;
 - iii. No installation of plumbing, electrical, or mechanical fixtures or equipment.

B. Section 117 Notice of Noncompliance

Whenever the Building Official determines that work has been done without the required permits or has not been completed in accordance with the requirements of the Building Code, Housing Laws, or other codes adopted herein, the Building Official may cause a notice of noncompliance be recorded with the county recorder and shall notify the owner of the property of such action. The notice of noncompliance shall describe the property, shall set forth the non-complying conditions, and shall state that the owners of such property have been duly notified. The Building Official shall record a notice of release of the notice of noncompliance with the country recorder when it has been determined by the building official that the non-complying conditions have been corrected.

C. Section 1505.1.3 Roofing Coverage within the City of Goleta

The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair, or replacement of

the roof of any existing structure, shall be a fire-retardant roof covering that is at least Class A throughout the City of Goleta.

D. Section 1803.1.2 Geologic Hazards.

- i. When the general condition of the soil or underlying rock of a building site is such that it may present a potential for failure, or a hazard to the health, safety and welfare of the public, the Building Official may require any additional information as necessary to ascertain the safety and stability of the site and building or structures constructed or to be constructed on said site.
- ii. When determined by the Building Official that the soil or underlying rock on a given site has potential for failure, slippage, subsidence, or other movement, the Building Official may require that the plans for a proposed building or structure on such site be prepared by a licensed engineer and approved by a licensed engineering geologist and the Building Official.

E. Section 1803.5.1.1. Designed soil contamination areas.

New buildings constructed within soil contaminated areas, as determined by the Building Official and the Santa Barbara County Director of Environmental Health, shall meet the requirements of the County of Santa Barbara hazardous materials recovery and soil remediation program.

F. 105.4.1 Issuance.

All work authorized by building permits for other than R-3 or U occupancies shall be issued to an appropriate contractor licensed in accordance with the provisions of California State Law.

G. Section 105.5 Expiration.

Unless extended by the Building Official, every permit issued shall become invalid, without notice being given to the permit holder when the following occurs:

- i. The work on the site, authorized by such permit, is not commenced within 180 days of the permit issuance date, or
- ii. During any period of more than 180 days after permit issuance, the work on site does not receive full City inspection approval for any one of the inspections found in Section 110.3.1-110.3.8.

Prior to the permit expiration as set forth in the Building and Residential Codes, when requested in writing, the Building Official may grant administrative permit extensions for circumstances, out of the permit holder's control, which caused the construction to stop. However, no permit shall be active for more than six (6) years from the original date of issuance.

B. **Chapter 15.03 entitled, “Electrical Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.03.010 Adoption of Electrical Code.

- A. The California Electrical Code, 2025 Edition including the Appendices thereto, except as may be amended by this Chapter, are hereby adopted as the Electrical Code of the City.
- B. One copy of the California Electrical Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

C. **Chapter 15.04 entitled, “Plumbing Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.04.010 Adoption of Plumbing Code.

- A. The California Plumbing Code, 2025 Edition, including Appendices, except as may be amended by this Chapter, are hereby adopted as the Plumbing Code of the City.
- B. One copy of the California Plumbing Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The purpose of this Plumbing Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the installation, alteration, or repair of plumbing and drainage systems, and the inspection thereof.

D. **Chapter 15.05 entitled, “Mechanical Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.05.010 Adoption of Mechanical Code.

- A. The California Mechanical Code, 2025 Edition, including Appendices, except as may be amended by this Chapter, is hereby adopted by reference as the Mechanical Code of the City.
- B. One copy of the California Mechanical Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The purpose of this Mechanical Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the installation, alteration, design, construction, quality of materials, location, operation, and maintenance of heating, ventilating, comfort cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances, and the inspection thereof.

2. Section 15.05.020 Amendments

A. Section 701.11 (9) is hereby added to read as follows:

Combustion air obtained from the attic space shall be provided with a galvanized sleeve of not less than (26) gage steel or other approved material extending from the appliance enclosure to at least six (6) inches above the top of the ceiling joists and insulation.

E. **Chapter 15.08 entitled, “Administrative Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.08.010 Adoption of Administrative Code.

- A. The California Administrative Code, 2025 Edition, except as may be amended by this Chapter, are hereby adopted by reference as the Administrative Code of the City.
- B. One copy of the California Administrative Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The Administrative Code serves as the administrative, organizational and enforcement rules and regulations for use and examination by the public.

F. **Chapter 15.11 entitled, “Residential Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.11.010 Adoption of Residential Code.

- A. The California Residential Code, 2025 Edition, including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Residential Code of the City.
- B. One copy of the California Residential Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The purpose of this Residential Code is to prescribe regulations to preserve existing buildings while achieving the appropriate levels of safety.

2. Section 15.11.020 Amendments

A. Section 105.2 Building (1) is amended to read as follows:

One-story detached accessory structures, provided the following:

- i. The floor area or roof area of an open structure does not exceed 120 square feet
- ii. The structure does not exceed 12 feet in height at the highest point of the structure.
- iii. There shall be no installation of plumbing, electrical, or mechanical fixtures or equipment.

B. Section R902.1.3 is amended to read as follows:

R902.1.3 Roof coverings within the City of Goleta The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair, or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is Class A, in all areas of the City of Goleta.

G. **Section 15.12.010 entitled, “Green Building Code,”** is hereby amended in its entirety to read as follows:

1. Section 15.12.010 Adoption of Green Building Code.

- A. The California Green Building Standards Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Green Building Code of the City.
- B. One copy of the California Green Building Standards Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

H. Chapter 15.15 entitled, “Energy Code,” is hereby replaced in its entirety to read as follows:

1. Section 15.15.010 Adoption of Energy Code.

- A. The California Energy Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Energy Code of the City.
- B. One copy of the California Energy Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

I. **Chapter 15.16 entitled, “Historical Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.16.010 Adoption of Historical Code.

- A. The California Historical Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Historical Code of the City.
- B. One copy of the California Historical Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

J. **Chapter 15.17 entitled “Existing Building Code”** is hereby replaced in its entirety to read as follows:

1. Section 15.17.010 Adoption of Existing Building Code.

- A. The California Existing Building Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Existing Building Code of the City.
- B. One copy of the California Existing Building Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

K. **Chapter 15.18 entitled, “Referenced Standards Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.18.010 Adoption of Referenced Standards Code.

- A. The California Referenced Standards Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Referenced Standards Code of the City.
- B. One copy of the California Referenced Standards Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

2. Section 15.18.020 Amendments

- A. Section 102.3 (A) is amended to read as follows:

102.3 APPLICATION OF OTHER CODES

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 Existing Building Code, California Energy Code, California Fire Code, California Plumbing Code, California Mechanical Code, California Residential Code, California Wildland-Urban Interface Code, and NEPA 70. Nothing in this code shall be construed to cancel, modify, or set aside any provision of the City of Goleta Municipal Code

- B. Section 112.4 (A) is amended to read as follows:

112.4 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 a fine of not less than \$100.00 or more than \$500.00

- C. Section 201.3 (A) is amended to read as follows:

Where terms are not defined in this Code, and are defined in the California Building Code, California Existing Building Code, California Fire Code, California Plumbing Code, California Mechanical Code, California Residential Code, California Wildland-Urban Interface Code, or NFPA70. Such terms shall have the meaning ascribed to them as stated in this code.

- L. **Chapter 15.19 entitled, “International Property Maintenance Code,”** is hereby replaced in its entirety to Title 15 to read as follows:

1. Sections: 15.19.010 Adoption of International Property Maintenance Code

- A. The 2024 edition of the International Property Maintenance Code Including appendices, except as may be amended by this chapter, are hereby adopted by reference as the International Property Maintenance Code of the City of Goleta
- B. One copy of the International Property Maintenance Code shall be at all times maintained in the office of the Building Official for examinations by the public.

2. Section 15.19.020 Amendments

- A. Section 302.4 (A) is amended to read as follows:

302.4 WEEDS

Premises and exterior property shall be maintained free from weeds or plan growth in excess of 18 inches. Noxious weeds shall be defined as all grasses,

annual plans and vegetation, other than trees or shrubs provided that this term shall not include cultivated flowers and gardens.

- B. Section 302.8 (A) is amended to read as follows:

302.8 MOTOR VEHICLES

Except as provided for in other regulations, inoperative, unregistered, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises, and vehicles shall not at any time be 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 paint booth.

EXCEPTION: A vehicle of any type is permitted to undergo major overhauls, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

- C. Section 303 is hereby deleted. Section 304.14 (A) is amended to read as follows:

304.14 INSECT SCREENS

Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

EXCEPTION: Screens shall not be required where other approved means, such as air curtains or insect repellent fans are employed.

- D. Section 602.4 (A) is amended to read as follows:

OCCUPIABLE WORKSPACES

Indoor occupiable workspaces shall be supplied with heat to maintain a minimum temperature of 65 degrees (18 degrees Celsius) during the period that the spaces are occupied.

EXCEPTIONS:

1. Processing, storage, and operation areas that require cooling or special temperature conditions.

2. Areas in which persons are primarily engaged in vigorous physical activities.

M. **Chapter 15.23 entitled, “California Wildland-Urban Interface Code”**, is hereby added in its entirety to Title 15 to read as follows:

1. Section 15.23.010 Adoption of California Wildland-Urban Interface Code

- A. 2025 California Wildland- Urban Interface Code, including appendices, except as may be amended by this chapter, are hereby adopted by reference as the California Wildland-Urban Interface Code of the City of Goleta
- B. One copy of the California Wildland-Urban Interface Code, shall be at all times maintained in the office of the Building Official for examinations by the public.

N. **Chapter 15.24 entitled, “California Fire Code”**, is hereby added in its entirety to Title 15 to read as follows:

1. Section 15.24. 010 Adoption of California Fire Code

- A. 2025 California Fire Code, including appendices, except as may be amended by this chapter, are hereby adopted by reference as the California Fire Code of the City of Goleta
- B. One copy of the California Fire Code, shall be at all times maintained in the office of the Building Official for examinations by the public.

SECTION 4. The City Clerk shall certify the adoption of this Ordinance and, within 15 days after its adoption, shall cause the same to be posted as required by law.

SECTION 5. The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission.

SECTION 6. The effective date of this Ordinance is January 1, 2026.

INTRODUCED ON the ___ day of _____, 2025.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2025.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

ISAAC ROSEN
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Ordinance No. 25-__ was duly adopted by the
City Council of the City of Goleta at a meeting held on the ____ day of _____,
2025, by the following vote of the Council:

- AYES:

- NOES:

- ABSENT:

- ABSTAIN:

(SEAL)

DEBORAH S. LOPEZ CITY
CLERK

ATTACHMENT 1A

Redline Version of Ordinance No. 25-___ entitled, “An Ordinance of the City Council of the City of Goleta, California, 1) Amending the Following Chapters to Title 15 “Building and Construction” of the Goleta Municipal Code: Chapter 15.01 “Building Code”, Chapter 15.03 “Electrical Code”, Chapter 15.04 “Plumbing Code”, Chapter 15.05 “Mechanical Code”, Chapter 15.08 “Administrative Code”, Chapter 15.11 “Residential Code”, Chapter 15.12 “Green Building Code”, Chapter 15.15 “Energy Code”, Chapter 15.16 “Historical Code”, Chapter 15.17 “Existing Building Code”, Chapter 15.18 “Referenced Standards Code”, Chapter 15.19 “International Property Maintenance Code”

Revised 11/17/2025

ORDINANCE NO. 25- ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, 1) AMENDING THE FOLLOWING CHAPTERS TO TITLE 15 "BUILDING AND CONSTRUCTION" OF THE GOLETA MUNICIPAL CODE: CHAPTER 15.01 "BUILDING CODE", CHAPTER 15.03 "ELECTRICAL CODE", CHAPTER 15.04 "PLUMBING CODE", CHAPTER 15.05 "MECHANICAL CODE", CHAPTER 15.08 "ADMINISTRATIVE CODE", CHAPTER 15.11 "RESIDENTIAL CODE", CHAPTER 15.12 "GREEN BUILDING CODE", CHAPTER 15.15 "ENERGY CODE", CHAPTER 15.16 "HISTORICAL CODE", CHAPTER 15.17 "EXISTING BUILDING CODE", CHAPTER 15.18 "REFERENCED STANDARDS CODE", CHAPTER 15.19 "INTERNATIONAL PROPERTY MAINTENANCE CODE", 2) ADDING CHAPTER 15.23 "CALIFORNIA WILDLAND- URBAN INTERFACE CODE" AND 15.24 "CALIFORNIA FIRE CODE" ADOPTING BY REFERENCE THE ABOVE LISTED CODES BY THE CALIFORNIA BUILDING STANDARDS COMMISSION, 3) ADOPTING LOCAL CITY AMENDMENTS TO CHAPTER 15.01 (BUILDING CODE), AND 4) FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ADOPTING THE ASSOCIATED NOTICE EXEMPTION

WHEREAS Sections 17960, 17961, and 18948 of the California Health and Safety Code requires local agencies to enforce Title 24 of the California Code of Regulations, which include building standards contained in the California Building Code, California Residential Code, California Plumbing Code, California Mechanical Code, California Electrical Code, and other codes, as such codes are approved by the State Building Standards Commission (collectively, the "California Building Standards Code"); and

WHEREAS Title 15 of the Goleta Municipal Code adopts by reference the 2022 edition of the codes by California Building Standards Code; and

WHEREAS the California Building Standards Code has been updated to the 2025 edition; and

WHEREAS the City desires to adopt by reference the 2025 edition of the California Building Standards Codes and the 2024 edition of the International Property Maintenance Code; and

WHEREAS Section 17958.5 of the California Health and Safety Code allows local agencies to enact modifications to those building standards provided that such modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS Section 17958.7 of the California Health and Safety Code further provides that a local agency that enacts modifications to those building

standards must adopt findings, which tie those modifications to such local climatic, geological or topographical conditions;

WHEREAS the Goleta City Council has considered the amendments to the building standards contained in the California Building Standards Code and deem them necessary in Goleta due to local climatic, geological, or topographical conditions; and

WHEREAS, in accordance with Governmental Code Section 50022.3, a noticed public hearing to be held at the second reading on December 2, 2025, before the City Council and all interested parties, were heard;

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. CEQA

The City Council hereby finds and determines that adoption of this Ordinance is exempt from the California Environmental Quality Act ("CEQA") in accordance with State CEQA Guidelines Section 15061(b)(3). It can be seen with certainty that there is no possibility that this Ordinance may have a significant adverse effect on the environment, since it adopts updated building and safety standards, which the City had previously adopted in substantial form. The Building Code updates will provide regulations and standards applicable to construction activities that would undergo CEQA review as needed. Thus, the adoption of this Ordinance is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

Staff is directed to file the Notice of Exemption, attached as Exhibit A, within 5 business days of second reading of this Ordinance.

SECTION 2. Findings. Pursuant to Sections 17958.5 and 17958.7 of the State of California Health and Safety Code, the City Council of the City of Goleta makes the following findings:

- A. Changes, modifications, and amendments to the 2025 Edition of the California Building Standards Codes are needed and are reasonably necessary because of certain local climatic, geologic, and topographic features and conditions as described in this Section, and that those features and conditions, under certain circumstances, affect delivery of emergency services.
- B. The proposed amendments to the California Building Standards Codes are enacted to mitigate the impact of those local features and conditions by preventing the chance of accident or injury by requiring standards more stringent than required by the current codes.
- C. The City of Goleta is prone to extreme weather conditions, from hot, dry winds from the east (Santa Ana and sundowner winds) to strong westerly (coastal) winds, which greatly enhance the ability for fire to spread as reflected in devastating recent

fires. In addition, the topographical layout and features of the county make the area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance;

- D. Geologic and topographic conditions in the City of Goleta may result in extended response times for firefighting resources, which may contribute to greater life and property loss in large un-sprinklered buildings within the urban limit line and in all structures outside of the urban limit line; and
- E. Climatic conditions and flammable vegetation contribute to the extreme high fire hazard severity in the City; and
- F. Historically, the City of Goleta is included in an area designated as a Special Wind Region. The basic wind speed in this region for the purpose of establishing wind loads must be considered to be 95 miles per hour (3 second gust); and
- G. The California Geological Survey (California Geological Survey 2003; Cao et al. 2003) has estimated the probabilistic peak ground acceleration (i.e., peak ground shaking) hazard for all areas within the state. This estimate is reported as the peak acceleration (measured in units of the acceleration of gravity, or g) that would have a 10 percent probability of being exceeded in a given region of California in 50 years (i.e., a 0.2 percent probability in 1 year). This measure can be used to assess the relative seismic ground shaking hazard for a given region. The California Geological Survey probabilistic seismic hazard map (2003) indicates Goleta lies in a midrange risk category for ground motion associated with an earthquake. According to the map, a ground acceleration of 0.3 to 0.5 percent g is not expected to be exceeded in the next 50 years. Faults near or within Goleta include the More Ranch Fault, the Glen Annie Fault, and the Carneros Fault. None of these faults are classified as active by the State Division of Mines and Geology or subject to an Alquist-Priolo Special Studies Zone. However, according to the Santa Barbara County Seismic Safety and Safety Element (SSSE), the More Ranch Fault is considered active based on the existence of a geologically recent fault scarp (County of Santa Barbara 1991).

~~Each of the City's proposed amendments are substantially equivalent to changes or modifications enacted by the City of Goleta in Ordinance No. 22-15, which was previously filed with the California Building Standards Commission and was in effect as of September 30, 2025, in compliance with AB 130~~

- H. The City Council hereby finds that the proposed amendments to the 2025 California Building Standards Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geological, or topographic conditions, based on the express findings and determinations, marked in relation to the respective amendments provided in this Ordinance, described in Exhibit B attached hereto, and hereby adopted by the City Council as the findings to support the modifications to the

California Building Standards Code as set forth in Exhibit B to this Resolution. Each of the City's proposed amendments are substantially equivalent to changes or modifications enacted by the City of Goleta in Ordinance No. 22-15, which was previously filed with the California Building Standards Commission and was in effect as of September 30, 2025, in compliance with AB 130.

SECTION 32. Action. City Council adopts the amendments to Title 15 of the Goleta Municipal Code as follows ~~and directs staff to file the Notice of Exemption (Exhibit A to this Resolution) within 5 business days of seconding reading of the ordinance:~~

A. **Chapter 15.01 entitled, "Building Code,"** is hereby amended in its entirety to read as follows:

1. 15.01.010 Adoption of Building Code

- A. The California Building Code, 2025 Edition, including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Building Code of the City.
- B. One copy of the California Building Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The purpose of this Building Code is to prescribe regulations for the erection, construction, enlargement, alteration, repair, improvement, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of all buildings and structures.

2. 15.01.020 Amendments.

- A. Section 105.2 Building (1). One story detached accessory structures used as tools and storage shed, playhouses, and similar uses, provided the following:
 - i. Floor area, or roof area of an open structure, is not greater than 120 square feet;
 - ii. Structure does not exceed 12 feet in height at highest point of the structure;
 - iii. No installation of plumbing, electrical, or mechanical fixtures or equipment.
- B. Section 117 Notice of Noncompliance

Whenever the Building Official determines that work has been done without the required permits or has not been completed in accordance with the requirements of the Building Code, Housing Laws, or other codes adopted herein, the Building Official may cause a notice of noncompliance be recorded with the county recorder and shall notify the owner of the property of such action. The notice of noncompliance shall describe the property, shall set forth the non-complying conditions, and shall state that the owners of such property have been duly notified. The Building Official shall record a notice of release of the notice of noncompliance with the country recorder when it has been determined by the building official that the non-complying conditions have been corrected.

C. Section 1505.1.3 Roofing Coverage within the City of Goleta

The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair, or replacement of the roof of any existing structure, shall be a fire-retardant roof covering that is at least Class A throughout the City of Goleta.

D. Section 1803.1.2 Geologic Hazards.

- i. When the general condition of the soil or underlying rock of a building site is such that it may present a potential for failure, or a hazard to the health, safety and welfare of the public, the Building Official may require any additional information as necessary to ascertain the safety and stability of the site and building or structures constructed or to be constructed on said site.
- ii. When determined by the Building Official that the soil or underlying rock on a given site has potential for failure, slippage, subsidence, or other movement, the Building Official may require that the plans for a proposed building or structure on such site be prepared by a licensed engineer and approved by a licensed engineering geologist and the Building Official.

E. Section 1803.5.1.1. Designed soil contamination areas.

New buildings constructed within soil contaminated areas, as determined by the Building Official and the Santa Barbara County Director of Environmental Health, shall meet the requirements of the County of Santa Barbara hazardous materials recovery and soil remediation program.

F. 105.4.1 Issuance.

All work authorized by building permits for other than R-3 or U occupancies shall be issued to an appropriate contractor licensed in accordance with the provisions of California State Law.

G. Section 105.5 Expiration.

Unless extended by the Building Official, every permit issued shall become invalid, without notice being given to the permit holder when the following occurs:

- i. The work on the site, authorized by such permit, is not commenced within 180 days of the permit issuance date, or
- ii. During any period of more than 180 days after permit issuance, the work on site does not receive full City inspection approval for any one of the inspections found in Section 110.3.1-110.3.8.

Prior to the permit expiration as set forth in the Building and Residential Codes, when

requested in writing, the Building Official may grant administrative permit extensions for circumstances, out of the permit holder's control, which caused the construction to stop. However, no permit shall be active for more than six (6) years from the original date of issuance.

B. **Chapter 15.03 entitled, "Electrical Code,"** is hereby replaced in its entirety to read as follows:

1. Section 15.03.010 Adoption of Electrical Code.

- A. The California Electrical Code, 2025 Edition including the Appendices thereto, except as may be amended by this Chapter, are hereby adopted as the Electrical Code of the City.
- B. One copy of the California Electrical Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

C. **Chapter 15.04 entitled, "Plumbing Code,"** is hereby replaced in its entirety to read as follows:

1. Section 15.04.010 Adoption of Plumbing Code.

- A. The California Plumbing Code, 2025 Edition, including Appendices, except as may be amended by this Chapter, are hereby adopted as the Plumbing Code of the City.
- B. One copy of the California Plumbing Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The purpose of this Plumbing Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the installation, alteration, or repair of plumbing and drainage systems, and the inspection thereof.

D. **Chapter 15.05 entitled, "Mechanical Code,"** is hereby replaced in its entirety to read as follows:

1. Section 15.05.010 Adoption of Mechanical Code.

- A. The California Mechanical Code, 2025 Edition, including Appendices, except as may be amended by this Chapter, is hereby adopted by reference as the Mechanical Code of the City.
- B. One copy of the California Mechanical Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The purpose of this Mechanical Code is to prescribe regulations for the

protection of the public health and safety and to establish minimum regulations for the installation, alteration, design, construction, quality of materials, location, operation, and maintenance of heating, ventilating, comfort cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances, and the inspection thereof.

2. Section 15.05.020 Amendments

A. Section 701.11 (9) is hereby added to read as follows:

Combustion air obtained from the attic space shall be provided with a galvanized sleeve of not less than (26) gage steel or other approved material extending from the appliance enclosure to at least six (6) inches above the top of the ceiling joists and insulation.

E. **Chapter 15.08 entitled, “Administrative Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.08.010 Adoption of Administrative Code.

- A. The California Administrative Code, 2025 Edition, except as may be amended by this Chapter, are hereby adopted by reference as the Administrative Code of the City.
- B. One copy of the California Administrative Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The Administrative Code serves as the administrative, organizational and enforcement rules and regulations for use and examination by the public.

F. **Chapter 15.11 entitled, “Residential Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.11.010 Adoption of Residential Code.

- A. The California Residential Code, 2025 Edition, including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Residential Code of the City.
- B. One copy of the California Residential Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The purpose of this Residential Code is to prescribe regulations to preserve existing buildings while achieving the appropriate levels of

safety.

2. Section 15.11.020 Amendments

A. Section 105.2 Building (1) is amended to read as follows:

One-story detached accessory structures, provided the following:

- i. The floor area or roof area of an open structure does not exceed 120 square feet
- ii. The structure does not exceed 12 feet in height at the highest point of the structure.
- iii. There shall be no installation of plumbing, electrical, or mechanical fixtures or equipment.

B. Section R902.1.3 is amended to read as follows:

R902.1.3 Roof coverings within the City of Goleta The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair, or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is Class A, in all areas of the City of Goleta.

G. **Section 15.12.010 entitled, “Green Building Code,”** is hereby amended in its entirety to read as follows:

1. Section 15.12.010 Adoption of Green Building Code.

- A. The California Green Building Standards Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Green Building Code of the City.
- B. One copy of the California Green Building Standards Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

H. Chapter 15.15 entitled, “Energy Code,” is hereby replaced in its entirety to read as follows:

1. Section 15.15.010 Adoption of Energy Code.

- A. The California Energy Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the

Energy Code of the City.

- B. One copy of the California Energy Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

I. **Chapter 15.16 entitled, “Historical Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.16.010 Adoption of Historical Code.

- A. The California Historical Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Historical Code of the City.
- B. One copy of the California Historical Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

J. **Chapter 15.17 entitled “Existing Building Code”** is hereby replaced in its entirety to read as follows:

1. Section 15.17.010 Adoption of Existing Building Code.

- A. The California Existing Building Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Existing Building Code of the City.
- B. One copy of the California Existing Building Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

K. **Chapter 15.18 entitled, “Referenced Standards Code,”** is hereby replaced in its entirety to read as follows:

1. Section 15.18.010 Adoption of Referenced Standards Code.

- A. The California Referenced Standards Code, 2025 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Referenced Standards Code of the City.
- B. One copy of the California Referenced Standards Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

2. Section 15.18.020 Amendments

- A. Section 102.3 (A) is amended to read as follows:

102.3 APPLICATION OF OTHER CODES

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 Existing Building Code, California Energy Code, California Fire Code, California Plumbing Code, California Mechanical Code, California Residential Code, California Wildland-Urban Interface Code, and NEPA 70. Nothing in this code shall be construed to cancel, modify, or set aside any provision of the City of Goleta Municipal Code

- B. Section 112.4 (A) is amended to read as follows:

112.4 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 a fine of not less than \$100.00 or more than \$500.00

- C. Section 201.3 (A) is amended to read as follows:

Where terms are not defined in this Code, and are defined in the California Building Code, California Existing Building Code, California Fire Code, California Plumbing Code, California Mechanical Code, California Residential Code, California Wildland-Urban Interface Code, or NFPA70. Such terms shall have the meaning ascribed to them as stated in this code.

- L. **Chapter 15.19 entitled, “International Property Maintenance Code,”** is hereby replaced in its entirety to Title 15 to read as follows:

1. Sections: 15.19.010 Adoption of International Property Maintenance Code

- A. The 2024 edition of the International Property Maintenance Code Including appendices, except as may be amended by this chapter, are hereby adopted by reference as the International Property Maintenance Code of the City of Goleta
- B. One copy of the International Property Maintenance Code shall be at all times maintained in the office of the Building Official for examinations by the public.

2. Section 15.19.020 Amendments

- A. Section 302.4 (A) is amended to read as follows:

302.4 WEEDS

Premises and exterior property shall be maintained free from weeds or plan growth in excess of 18 inches. Noxious weeds shall be defined as all grasses, annual plans and vegetation, other than trees or shrubs provided that this term shall not include cultivated flowers and gardens.

- B. Section 302.8 (A) is amended to read as follows:

302.8 MOTOR VEHICLES

Except as provided for in other regulations, inoperative, unregistered, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises, and vehicles shall not at any time be 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 paint booth.

EXCEPTION: A vehicle of any type is permitted to undergo major overhauls, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

- C. Section 303 is hereby deleted. Section 304.14 (A) is amended to read as follows:

304.14 INSECT SCREENS

Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

EXCEPTION: Screens shall not be required where other approved means, such as air curtains or insect repellent fans are employed.

- D. Section 602.4 (A) is amended to read as follows:

OCCUPIABLE WORKSPACES

Indoor occupiable workspaces shall be supplied with heat to maintain a minimum temperature of 65 degrees (18 degrees Celsius) during the period that the spaces are occupied.

EXCEPTIONS:

1. Processing, storage, and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

M. **Chapter 15.23 entitled, “California Wildland-Urban Interface Code”**, is hereby added in its entirety to Title 15 to read as follows:

1. Section 15.23.010 Adoption of California Wildland-Urban Interface Code

- A. 2025 California Wildland- Urban Interface Code, including appendices, except as may be amended by this chapter, are hereby adopted by reference as the California Wildland-Urban Interface Code of the City of Goleta
- B. One copy of the California Wildland-Urban Interface Code, shall be at all times maintained in the office of the Building Official for examinations by the public.

N. **Chapter 15.24 entitled, “California Fire Code”**, is hereby added in its entirety to Title 15 to read as follows:

1. Section 15.24. 010 Adoption of California Fire Code

- A. 2025 California Fire Code, including appendices, except as may be amended by this chapter, are hereby adopted by reference as the California Fire Code of the City of Goleta
- B. One copy of the California Fire Code, shall be at all times maintained in the office of the Building Official for examinations by the public.

SECTION 43. The City Clerk shall certify the adoption of this Ordinance and, within 15 days after its adoption, shall cause the same to be posted as required by law.

SECTION 54. The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission.

SECTION 65. The effective date of this Ordinance is January 1, 2026.

INTRODUCED ON the __ day of _____, 2025.

PASSED, APPROVED, AND ADOPTED this __ day of _____, 2025.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

ISAAC ROSEN
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Ordinance No. 25-__ was duly adopted by the
City Council of the City of Goleta at a meeting held on the ____ day of _____,
2025, by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

DEBORAH S. LOPEZ CITY
CLERK

EXHIBIT A TO ATTACHMENT 1

Notice of Exemption

Revised 11/17/2025

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Suite B
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive,
Goleta, CA 93117

Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title:

2025 Building Code Adoption

Project Applicant:

City of Goleta

Project Location (Address and APN):

Citywide

Description of Nature, Purpose and Beneficiaries of Project:

This is a request for the triannual Building Code Adoption affecting the following Chapters of Title 15 of the Goleta Municipal Code:

- Chapter 15.01 "Building Code"
- Chapter 15.03 "Electrical Code"
- Chapter 15.04 "Plumbing Code"
- Chapter 15.05 "Mechanical Code"
- Chapter 15.08 "Administrative Code"
- Chapter 15.11 "Residential Code"
- Chapter 15.12 "Green Building Code"
- Chapter 15.15 "Energy Code"
- Chapter 15.16 "Historical Code"
- Chapter 15.17 "Existing Building Code"
- Chapter 15.18 "Referenced Standards Code"
- Chapter 15.19 "International Property Maintenance Code"
- Chapter 15.23 "California Wildland- Urban Interface Code"
- Chapter 15.24 "California Fire Code"
- local City amendments to Chapter 15.01 (Building Code),

The purpose of the project is to use the most up-to-date building code standards for health and safety reasons. The beneficiaries of the project are the residents and property owners of Goleta.

Name of Public Agency Approving the Project:

City Council

Name of Person or Agency Carrying Out the Project:

Stephanie Spieler, CBO, Building Official

Exempt Status:

General Rule Exemption: § 15061 (b) (3)

Reason(s) why the project is exempt:

The adoption of the Building Code is exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3). The adoption of the Building Code updates does not have the potential to have a significant effect on the environment and the adoption will not lead to physical changes. The Building Code updates will provide regulations and standards applicable to construction activities that would undergo CEQA review as needed. Therefore, this project is not subject to CEQA and a Notice of Exemption (NOE) can be adopted.

City of Goleta Contact Person, Telephone Number, and Email:

Lisa Prasse, Current Planning Manager
805-961-7542
lprasse@cityofgoleta.gov

Signature

Title

Date

If filed by the applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?

Yes

No

Date received for filing at OPR:

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

EXHIBIT B TO ATTACHMENT 1

2025 Building Code Findings

Revised 11/17/25

CITY OF GOLETA
2025 BUILDING CODE FINDINGS

This report contains the “Findings” to support this ordinance to amend the California Building Standards Code. Each of the proposed amendments to the non-administrative provisions of the building standards code are based on local climatic, geologic and topographical conditions and cause the new code to be more restrictive in nature than the underlying California Building Standards Code.

The amendments address the building problem(s), concern(s), and future direction(s), by which the City can establish and maintain an environment which will afford an adequate level of building and life safety protection to its citizens and guests.

Section 1 of this Exhibit sets forth the various finding.

Section 2 of this Exhibit explains which findings apply to which amendments.

Section 1. General Findings

The following findings apply in the City of Goleta, and explain why the changes to the Building Standards Code are necessary because of climatic, geological and/or topographical condition is in the city.

A. Climatic Conditions

1. The City of Goleta is prone to extreme weather conditions, from hot, dry winds from the east (Santa Ana and sundowner winds), to strong westerly (coastal) winds, which greatly enhance the ability for fire to spread as reflecting in the devastating recent fires. In addition, the topographical layout and features of the county make the area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance.
2. Climatic conditions and flammable vegetation contribute to the extreme high fire hazard severity in the City.

B. Geologic & Topographic Conditions

1. Geologic and topographic conditions in the City of Goleta may result in extended response times for firefighting resources, which may

contribute to greater life and property loss in large un-sprinklered buildings within the urban limit line and in all structures outside of the urban limit line; and

2. Historically, the City of Goleta is included in an area designated as a Special Wind Region. The basic wind speed in this region for the purpose of establishing wind loads must be considered to be 95 miles per hour (3 second gust).
3. The California Geological Survey California Geological Survey 2003; Cao et al. 2003) has estimated the probabilistic peak ground acceleration (i.e. peak ground shaking) hazard for all areas within the state. This estimate is reported as the peak acceleration (measured in units of the acceleration of gravity, or g) that would have a 10 percent probability of being exceeded in a given region of California in 50 years (i.e., a 0.2 percent probability in 1 year). This measure can be used to assess the relative seismic ground shaking hazard for a given region. The California Geological Survey probabilistic seismic hazard map (2003) indicates Goleta lies in a midrange risk category for ground motion associated with an earthquake. According to the map, a ground acceleration of 0.3 to 0.5 percent g is not expected to be exceeded in the next 50 years. Faults near or within Goleta include the More Ranch Fault, the Glen Annie Fault, and the Gameros Fault. None of these faults are classified as active by the State Division of Mines and Geology or subject to an Alquist-Priolo Special Studies Zone. However, according to the Santa Barbara County Seismic Safety and Safety Element (SSSE), the More Ranch Fault is considered active based on the existence of a geologically recent fault scarp (County of Santa Barbara 1991).

C. Administrative

1. These amendments are necessary for administrative clarification and do not modify any building standards. They establish standards to effectively enforce building standards and therefore need to be incorporated into the code to assure that new building and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Standards Code.

D. AB 130, Health and Safety Code Section 17958(b)

1. In accordance with AB 130, as codified in Health and Safety Code Section 17958(b)(1), the changes or modifications are substantially equivalent to changes or modifications which were previously filed by the City of Goleta and were in effect as of September 30, 2025. All of these local amendments have been adopted as part of previous code

cycles which were accepted by the California Building Standards Commission.

Section 2 – Which Findings Apply to Which Amendments

The following amendments to the 2025 Edition of the California Building Standards Code are found reasonably necessary based on the climatic, geologic and/or topographic conditions cited in Section 1 of this Exhibit:

2025 California Building Code Sections	Applicable Findings
105.2	A-1, A-2, B-1, B-2, D-1
105.4.1	A-1, A-2, B-1, B-2, D-1
105.5	C-1, D-1
117	C-1, D-1
701A.1.1	A-1, A-2, B-1, B-2, D-1
702A	A-1, A-2, B-1, B-2, D-1
1505.1.3	A-1, A-2, B-1, B-2, D-1
1803.1.2	B-3, D-1
1803.5.1.1	C-1, D-1
2025 California Electrical Code	Applicable Findings
GMC 15.03.010	C-1, D-1
2025 California Plumbing Code	Applicable Findings
GMC 15.04.010	C-1, D-1
2025 California Mechanical Code	Applicable Findings
701.11 (9)	B-1, D-1
2025 California Administrative Code	Applicable Findings
GMC 15.08.010	C-1, D-1
2025 California Residential Code	Applicable Findings
R105.2	A-1, A-2, B-1, B-2, D-1
R902.1.3	A-1, A-2, B-1, B-2, D-1
2025 California Green Building Code	Applicable Findings
GMC 15.12.010	C-1, D-1
2025 California Energy Code	Applicable Findings
GMC 15.15.010	C-1, D-1
2025 California Historic Building Code	Applicable Findings
GMC 15.16.010	C-1, D-1

2025 Existing Building Code
GMC 15.17.010

Applicable Findings
C-1, D-1

2025 California Referenced Standards Code
GMC 15.18.010

Applicable Findings
C-1, D-1

ATTACHMENT 2

Draft County Ordinance and Resolution adopting the Fire Code and the Wildland- Urban Interface Code for the Fire District

ATTACHMENT A:

Chapter 10 Building Regulations Ordinance Amendment

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10, BUILDING REGULATIONS OF THE SANTA BARBARA COUNTY CODE, TO ADOPT THE 2025 CALIFORNIA BUILDING CODE STANDARDS WITH LOCAL AMENDMENTS.

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

Chapter 10, Building Regulations, of the Santa Barbara County Code, is hereby amended to add the 2025 California Building Code Standards to read as follows:

**CHAPTER 10
BUILDING REGULATIONS¹**

Article I. Administrative Organization and Enforcement

Sec. 10-1. Adopted.

Chapter 1, Division I and II of the 2025 California Building Code is adopted in its entirety except as amended herein as administrative provision of chapter 10 of Santa Barbara County Code and is applicable to all primary codes enlisted in the chapter 10 unless specifically modified and amended elsewhere in this chapter.

The applicable administrative provisions of Chapter 1, Division I, in the 2025 California Administrative Code, 2025 California Building Code, 2025 California Residential Code, 2025 California Electrical Code, 2025 California Plumbing Code, 2025 California Mechanical Code, 2025 California Energy Code, 2025 California Wild-Urban Interface Code, 2025 California Historical Building Code, 2025 California Fire Code, 2025 California Existing Building Code, 2025 California Green Building Standards Code, 2025 California Referenced Standards Code and in Article 89 of the 2025 California Electrical Code govern when in conflict with provisions of this article.

The 2024 edition of the International Property Maintenance Code is adopted in its entirety except as amended by Section 10-11.1. of this Chapter.

Sec. 10-1.1. Section 101.1 of the 2025 California Building Code—Replaced.

Section 101.1 of the 2025 California Building Code is replaced to read as follows:

101.1 Title. This Chapter shall be known as the County of Santa Barbara Building Code, and may be cited as such, and is referred to herein as "this Code." This chapter shall adopt certain State and model codes by reference, together with amendments thereto, as published herein. These referenced codes and amendments shall have the same force and effect as if fully set forth herein.

Section 101.1.1 Authority. This Code is adopted pursuant to the authority granted by Section 7 of Article XI of the State constitution to a County to make and enforce such local, police, sanitary and other regulations as are not in conflict with the general laws of the State. It is further adopted pursuant to the applicable provisions of the State Housing Laws (Health and Safety Code Section 17910 et seq., and particularly Sections 17922 and 17958 thereof) and applicable rules and regulations promulgated pursuant thereto as Title 24 and 25 of the California Code of Regulations.

Sec. 10-1.2. Section 101.2 of the 2025 California Building Code—Amended.

Section 101.2 of the 2025 California Building Code is amended by adding the following Exceptions:

Exception 1: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with California Residential Code.

Exception 2: Public projects located in a public way and not subject to County land use regulations; public utility towers and poles; mechanical equipment not specifically regulated in this Code; hydraulic flood control structures; and buildings and structures owned and constructed by a Federal, State, or other agency whose authority preempts that of County government.

Sec. 10-1.3. Sections 103.1 and 103.2 of the 2025 California Building Code—Replaced.

Section 103.1 of the 2025 California Building Code is replaced to read as follows:

Section 103.1 Creation of Division of Building and Safety. There is hereby contained within the County governmental structure the "Division of Building and Safety" of Planning and Development, herein referred to as the "Building Division" which shall be under the administrative jurisdiction of the Building Official as designated by the appointing authority.

Section 103.2 of the 2025 California Building Code is amended to read as follows:

103.2 Appointing Authority. The Director of Planning and Development of the County of Santa Barbara shall appoint the Building Official.

Sec. 10-1.4. Sections 105.1.1 and 105.1.2 the 2025 California Building Code—Replaced.

Sections 105.1.1 and 105.1.2 the 2025 California Building Code is replaced to read as follows:

105.1.1 Maintenance Permits. The Building Official may authorize the issuance of a maintenance permit on an annual basis to any qualified person, firm, or corporation regularly engaged in the repair, replacement of parts, or maintenance of existing electrical, plumbing, or mechanical systems regulated by this Code. Maintenance permits shall not be construed to permit the installation of new systems not previously authorized by a permit issued by the Building Official. Such maintenance permits shall be valid only for work which is performed on a single work site.

105.1.2 Maintenance permit records. The holder of a maintenance permit or contractor's maintenance and repair permit shall report all work performed under the permit to the Building Official on a monthly basis. All said work shall be inspected by the Building Official.

An annual issuance fee as specified in the current adopted fee schedule shall be collected by the Building Official at the time of issuance of a maintenance permit. The Building Official shall bill the permittee based on the written division policy for all inspection work performed under the maintenance permit at an hourly rate as designated by resolution of the Board of Supervisors.

Sec. 10-1.5. Section 105.1 the 2025 California Building Code—Amended.

Section 105.1 the 2025 California Building Code is amended by adding the following sections:

105.1.3 Building Permit Issuance. The Building Official may require approval by other governmental agencies prior to issuance of a building permit, including water and sewer districts.

105.1.4 Designated Special Problems Areas. Building or grading permits for buildings and structures proposed for construction in a designated Special Problems Area shall not be issued until the plans and specifications have been reviewed and approved by the Special Problems Committee pursuant to Article XI of this Code.

Sec. 10-1.6.1 Section 105.2 of the 2025 California Building Code—Replaced.

Section 105.2 of the 2025 California Building Code is replaced to read as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the codes, State laws, ordinances, or established policies of this jurisdiction. Except when otherwise subject to County review and approval or when otherwise required by State or local laws, regulations or standards, permits shall not be required for the following:

a. **Building:** A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, patio covers, playhouses, playground or athletic equipment and similar uses provided the floor area does not exceed 120 square feet and does not exceed 12 feet in height.
2. Wood fences not over 8 feet high and fences of other materials not over 6 feet high, measured from the lowest adjacent grade to the top of the fence on the side which yields the greatest height, unless supporting a surcharge or structural element.
3. Oil derricks.
4. Movable cases, counters, and partitions not over 5 feet 9 inches high.
5. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
6. Water tanks supported directly upon grade if the tank capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
7. Platforms, walks and wood decks not more than 30 inches above grade at any point and not over any basement or story below, nor supporting any structure above, and not part of an accessible route.
8. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported completely by an exterior wall of Group R, Division 3, or Group U, Division 1 Occupancies when projecting not more than 54 inches nor encroaching into required yards.

11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy that are less than 24 inches deep, and the pool walls are entirely above the adjacent grade, and the capacity does not exceed 5,000 gallons (18,927 L).
12. Swings and other playground equipment accessory to detached one and two-family dwellings.
13. Readily removable plastic covered hoop structures without in ground footings or foundations that are not more than 20' in height.
14. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
15. Agricultural buildings not exceeding 3,000 square feet in floor area constructed and used to house farm implements, equipment, hay, grain, poultry, livestock or horticultural products. Such buildings shall not be a place of human habitation nor a place of employment, nor shall such buildings be used by the public, be used to store hazardous materials in violation of the Fire Code, nor contain plumbing, mechanical, electrical, structural or architectural features that may reclassify the occupancy or the character of the occupancy of said building as determined by the Building Official.

Agricultural buildings exempt from building permits shall be located on agriculturally or residential ranchette zoned land and receive a land use permit from the Planning and Development Department. A minimum 20-foot separation shall be maintained between such buildings and other buildings and property lines.

Exemption from building permits shall not further exempt such agricultural buildings from electrical, plumbing, or mechanical permits and their associated fees, or from the provisions of the Primary Electrical Code, Primary Plumbing Code, or Primary Mechanical Code.

16. Roofing repairs less than 100 square feet within a twelve-month period.
17. Temporary bolted petrochemical and industrial steel tanks not supported on a foundation.

b. **Electrical:** An electrical permit will not be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this Code.
2. Repair or replacement of fixed motors, transformers or approved fixed appliances of same type and rating and in the same location.
3. Temporary decorative lighting energized by cord or cable having an attachment plug end to be connected to an approved receptacle.
4. Reinstallations of attachment plug receptacles but not the outlets therefore.
5. Replacement of an over current device of the same capacity and in the same location.
6. Repair or replacement of electrodes or transformers of the same size and capacity for approved signs or gas tube systems.
7. Removal of abandoned electrical wiring.
8. Electrical wiring, devices, appliance or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
9. Low-energy power, control and signal circuits of Class II and III as defined in this Code.

c. **Plumbing:** A plumbing permit will not be required for the following:

1. The stopping of leaks in drains, soil, waste or vent piping, provided that should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace all or part thereof with new material, the same shall be considered as new work, and a permit shall be obtained and inspections made, as provided in this Code.
 2. The clearing of stoppages, including the removal and reinstallation of water closets, or the repair of leaks in pipes, valves, or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures; nor for the removal and reinstallation of water closets, or the installation of new water closets.
- d. **Mechanical:** A Mechanical Permit shall not be required for the following:
1. A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler.
 2. A closed system of steam, hot or chilled water piping within heating or cooling equipment, regulated by this Code.
 3. Replacement of any component part or assembly of an appliance that does not alter its original approval and complies with other applicable requirements of this Code.
 4. Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this Code.
 5. A unit refrigerating system.

Sec 10-1.6.2 Section 105.2.1 of 2025 California Building Code – Replaced

Section 105.2.1 of the 2025 California Building Code is replaced in its entirety to read as follows:

105.2.1 Emergency Repairs and Permits.

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

Where in an emergency situation a structure is determined to be unsafe and to be an immediate threat to life, health, and safety, the building official may authorize work to occur to secure the structure to ensure immediate health, life, and safety conditions are met. A permit application shall be submitted within the next working business day to the building official.

Sec. 10-1.7. Section 105.3.2 of 2025 California Building Code—Replaced.

Section 105.3.2 of 2025 California Building Code is replaced in its entirety to read as follows:

105.3.2 Expiration of Plan Review. An application for a permit for any proposed work shall be deemed to have expired 365 days after the date of filing. Upon written request by the applicant, a plan review application may be extended one or more time up to 180 days under each extension, provided that California Building Standards Code has not changed within 365 days of the initial permit application submittal date.

Sec. 10-1.8. Section 105.5 of 2025 California Building Code—Amended.

Section 105.5 of 2025 California Building Code, first sentence, is replaced to read as follows, the rest of section 105.5 remains unchanged:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

Sec. 10-1.9. Section 105 of the 2025 California Building Code—Amended.

Section 105 of the 2025 California Building Code is amended by adding the following subsection 105.8:

105.8 Permits transferable. Permits required by this Code may be transferred from the original permittee to second parties when legal requirements have been satisfied, when approved by the Building Official, and when applicable fees have been paid.

(Ord. No. 5171, 12-6-2022)

Sec. 10-1.10. Section 108.3 of the 2025 California Building Code—Amended.

Section 108.3 of the 2025 California Building Code is amended by adding a second paragraph to read as follows:

The approval of temporary power is intended for the purpose of facilitating construction activities and/or temporary occupancy not to exceed 365 days. The Building Official is authorized to terminate such permit for temporary power and to order the temporary power supply to be discontinued.

Sec. 10-1.11. Section 109.2 of the 2025 California Building Code—Replaced.

Section 109.2 of the 2025 California Building Code is replaced to read as follows:

Permit Fees: Permit Fees shall be established through an ordinance adopted by the Board of Supervisors as may be necessary from time to time.

Sec. 10-1.12. Section 113 of the 2025 California Building Code—Replaced.

Section 113 of the 2025 California Building Code is replaced in its entirety to read as follows:

Section 113.1 Appeals: Appeals from decisions, interpretations, or acts of the Building Official, or of the Special Problems Committee pursuant to this Code, shall be filed in writing with the Board of Building Appeals or the Board of Disabled Access Appeals as applicable. Such appeals shall be filed within 15 days of the act by the Building Official or Special Problems Committee as applicable. Such Board of Building Appeals or Board of Disabled Access Appeals is hereby expressly declared to be the Local Appeals Board referred to in Sections 17920.5 and 17925 of the Health and Safety Code. Such Board of Building Appeals or Board of Disabled Access Appeals is hereby authorized to hear appeals regarding the building requirements of the County and shall have all of the power and authority conferred on a Local Appeals Board under the said sections of the Health and Safety Code.

Section 113.2 Appeals Boards:

A. **Board of Building Appeals.** General: In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be appointed by the Building Official and shall hold office at its pleasure. The Board of Appeal shall have three members. The Board shall adopt rules of procedure for conducting its business.

B. **Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The Board shall have no authority to waive requirements of this code.

C. **Qualifications.** The Board of Appeal shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the County. The members of the Board of Appeal must be a California licensed Architect, Civil or structural Engineer or Building Contractor.

D. **Board of Disabled Access Appeals.** The Board of Disabled Access Appeals shall consist of three members of the disabled community appointed by the Building Official to such terms of office as determined by the Building Official. The Building Official or his/her representative shall be an ex-officio member without voting rights. The Board of Disabled Access Appeals shall appoint a chairperson and shall adopt reasonable rules and regulations governing the conduct of its business.

Section 113.3 Appeals Hearing Fee: Fees as specified in the current adopted fee schedule shall be paid to the Building Official at the time of application for a hearing before the Board of Building Appeals or Board of Disabled Access Appeals.

Sec. 10-1.13. Section 114.1 of the 2025 California Building Code—Replaced.

Section 114.1 of the 2025 California Building Code is replaced to read as follows:

Section 114.1 Unlawful acts. It shall be unlawful, for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, or maintain any building or structure in the County of Santa Barbara, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code and Chapter 14, Grading Code of the Santa Barbara County Code, the Uniform Housing Code, the California Building Code, any of the other codes adopted by this Code, the State Housing Law, any order of the Building Official, or of the conditions of any permit issued hereunder.

Sec. 10-1.14. Section 114.2 of the 2025 California Building Code—Replaced.

Section 114.2 of the 2025 California Building Code is replaced to read as follows:

Section 114.2 Notice of Violations. When any structure or site is being used or constructed in violation of this Code or Chapter 14 of the Santa Barbara County Code, or any of the codes adopted by reference herein, the Building Official may order such use or construction discontinued and the structure or portions thereof vacated by a written notice served on any person or persons causing such use if such violation renders the structure or site substandard. Such person or persons shall discontinue the use within the specified time as indicated on the notice. After receipt of such notice, such person or persons shall abate the violations or cause the building or structure to be demolished or removed.

Sec. 10-1.15. Section 114.4 of the 2025 California Building Code—Replaced.

Section 114.4 of the 2025 California Building Code is replaced to read as follows:

Section 114.4 Violations penalties. Whenever work for which a building permit is required by this code and has commenced without first obtaining said permit, an additional penalty fee may be assessed. The payment of such fees shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

Sec. 10-1.16. Section 116 of the 2025 California Building Code—Replaced.

Section 116 of the 2025 California Building Code is replaced in its entirety to read as follows:

Section 116.1 Abatement Procedures for Dangerous Buildings and Excavations.

A. The Building Official shall inspect or cause to be inspected a building, structure or excavation where reasonable suspicion exists that said building, structure or excavation may be substandard, unsafe, or used in violation of this Code, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code, or any of the codes adopted by reference herewith.

B. If, after inspecting the building, structure, or excavation, the Building Official determines that said building, structure, or excavation is unsafe, substandard, or used in violation of this Code or any of the codes adopted by reference herein, the Building Official shall give a written Notice and Order to the owner and, tenant/user of the building or property pursuant to the provisions of the Uniform Code for the Abatement of Dangerous Buildings or the Uniform Housing Code. If the Building Official finds that certain electrical, plumbing, mechanical, excavation or structural systems pose an immediate hazard to life and property, the Building Official may order such systems disconnected, removed, or abated immediately.

C. If a Notice and Order must be served upon the owner, tenant, or user of the building or structure, the Building Official shall assess the owner, tenant, or user of the building or structure all applicable fees required to cover expenses by the County in the processing of the Notice and Order to abate. Such processing fee shall be calculated at a rate as designated by resolution of the Board of Supervisors.

D. Buildings damaged by fire or by natural disasters where the extent of damage to the building exceeds 75 percent of the valuation of the building prior to the disaster shall comply with the requirements of this Code.

Section 116.2 Costs of Abatement or Compliance; Tax Lien.

A. Any person, whether as principal, agent, employee, or otherwise, who maintains any premises in violation of any provision of this Code, Chapter 14, Grading Code of the Santa Barbara County Code, any of the adopted California Codes, or the State Housing Law shall be liable for and obligated to pay to the County all costs incurred by the County in obtaining abatement or compliance which is attributable to or associated with the enforcement or abatement action, whether such action is administrative, injunctive, or legal, and for all damages suffered by the County, its agents, officers, and employees as a result of such violation or efforts to abate the violation.

Periodically, and at the conclusion of the enforcement action, the Director of Planning and Development shall send a summary of costs/billing statement associated with enforcement to the owner of the subject property and/or responsible party by certified mail, or other service methods in accordance with California Code of Civil Procedure Section 415.20, as amended.

Any owner of the property who receives a summary of costs/billing statement shall have the right to a hearing before the Director of Planning and Development on their objections to the costs. The request for hearing shall be filed in writing within ten (10) working days of personal service or the date of mailing of the billing statement. The director shall hold a hearing on the objections within 30 days of the request for a hearing.

In determining the validity of costs assessed, the Director shall consider whether total costs are reasonable in the circumstances of the case. Factors to be considered shall include, but are not limited to, whether the present owner created the violation; whether there is a present ability to correct the

violation; whether the owner moved promptly to correct the violation; the degree of cooperation or lack thereof provided by the owner; and whether reasonable minds can differ as to whether a violation exists.

In the event that no request for a hearing has been filed, or after a hearing, the Director determines the validity of the costs, the billing statement shall be a final order and the owner shall be liable to the County in the amount stated in the billing statement or as determined by the Director in the hearing.

B. If the final order on a summary of costs has not been paid within 45 days of notice thereof, these costs shall be recoverable in a civil action in the name of the County, in any court of competent jurisdiction within the County, or by recording a lien against the property that is the subject of the enforcement activity pursuant to California Government Code section 54988 et seq.

Section 116.3 Notice of Noncompliance.

Whenever the Building Official determines that work has been done without the required permits, or has not been completed in accordance with the requirements of this Code, Chapter 14, Grading Code of the Santa Barbara County Code, the State Housing Laws, or any other code adopted herein, the Building Official may cause a Notice of Noncompliance to be recorded with the County Recorder and shall notify the owner of the property of such action. The Notice of Noncompliance shall describe the property, shall set forth the non-complying conditions, and shall state that the owner of such property has been duly notified. The Building Official shall record a notice of release of the Notice of Noncompliance with the County Recorder when it has been determined by the Building Official that the non-complying conditions have been corrected.

Section 116.4 Method of Service.

Such notice shall be deemed property served where a copy thereof is served in accordance with one of the following methods:

1. A copy is delivered to the owner personally.
2. A copy is sent by certified mail or registered mail addressed to the owner at the last known address with the return receipt requested.
3. A copy is delivered in any other manner prescribed by local law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

Section 116.5 Public Nuisance.

Buildings or structures, or portions thereof, regulated by this Code which are unsafe, or not provided with adequate egress, or which constitute a fire hazard, or which are determined substandard under the provisions of the Uniform Housing Code, the Uniform Code for the Abatement of Dangerous Buildings, or the State Housing Law, or which are otherwise dangerous to human life, or which constitute a hazard to health, safety or public welfare by reason of inadequate maintenance, dilapidation, damage, obsolescence, or abandonment as specified in this Code, or any other effective ordinance, shall be declared unsafe buildings and shall be declared public nuisances and shall be ordered abated by repair, rehabilitation, removal, or demolition pursuant to the provisions of this Code. Public nuisances, as determined by the provisions of this section, shall require abatement under the provisions of Section 116 of this Code.

Section 116.6 Actions, Violations and Penalties.

A. Any person, firm or corporation, whether as principal, agent, employee, or otherwise who violates any of the provisions of this Code, Chapter 14, Grading Code of the Santa Barbara County Code, or any other code adopted by reference herein is guilty of a crime. The offense may be filed either as an infraction or a misdemeanor at the discretion of the District Attorney.

B. A person shall be guilty of a separate and distinct offense for each and every day, or portion thereof, during which any violation of this Code, Chapter 14, Grading Code of the Santa Barbara County Code, or any of the codes adopted by reference herein is committed, continued, or permitted.

Section 116.7 Injunction.

A. When the Building Official determines that a person is engaged in, or is about to engage in any act or acts which constitute a violation of the provisions of this Code, Chapter 14, Grading Code of the Santa Barbara County Code, the State Housing Law, any code hereby adopted, or any regulation, permit, covenant, standard, requirement, or other order issued, promulgated, or executed there under, the County District Attorney or County Counsel may make application to the Superior Court for an order enjoining such acts or practices, or for an order directing compliance, and, upon a showing that such person has engaged in or is about to engage in any such acts or practices, a temporary injunction, restraining order or other order may be granted.

Section 116.8 Civil Remedies and Penalties.

A. **General:** Any person, whether acting as a principal, agent, employee, or otherwise who willfully maintains a substandard, hazardous, or other nonconforming structure or use in violation of this Code, Chapter 14, Grading Code of the Santa Barbara County Code, the State Housing Law, any code hereby adopted, or of any rule, regulation, order, or permit issued there under shall be liable for a civil penalty for each day the violation continues to exist.

B. **Remedies Not Exclusive:** The remedies or penalties provided by this Code are cumulative to each other and to other remedies or penalties available under all other laws of this State and shall not be construed to restrict any remedy provided by law.

C. **Administrative Fine:** Pursuant to Chapter 24A of the Santa Barbara County Code, an administrative fine may be imposed for any violation of this Chapter. The amount of said administrative fine and the procedures for the imposition of said fine shall be as specified in Chapter 24A.

Sec. 10-1.17. Chapter 1, Division II of the 2025 California Building Code—Amended.

Chapter 1, Division II of the 2025 California Building Code is amended by adding the following sections:

Section 117 Severability. If any section, subsection, sentence, clause, or phrase of this Code or the application thereof to any person or circumstance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Code or the application of such provisions to other persons or circumstances. The Board of Supervisors hereby declares that it would have approved this Code or any section, subsection, sentence, clause, or phrase hereto, irrespective of the fact that any one or more sections, subsection, sentences, clauses or phrases are declared to be unconstitutional.

Section 118 Liability.

A. It is the intent of the Board of Supervisors to establish minimum standards for the protection of the health, safety, and welfare of the public. This Code shall not be construed to establish standards of performance, strength, or durability other than those specified. This Code, nor any of the services rendered in connection with its terms by County officers, inspectors, agents, or employees is intended, nor shall be construed as the basis, for any expressed or implied warranties or guarantees to any person relative to, or concerning any structure or part, portion or appurtenances thereto or thereof constructed,

erected, altered, enlarged, repaired, moved, replaced or removed pursuant to this Code or any permits granted hereunder. No cause of action shall arise in favor of any person against the County or any of its officers, inspectors, agents, or employees because any structure or portion thereof erected, altered, enlarged, repaired, moved, replaced, or removed, or any appurtenance, system, wiring, plumbing, mechanical equipment, devices, or appliances installed, maintained, repaired, or replaced hereunder, do not meet the standards prescribed herein.

B. The Building Official, acting in good faith and without malice in the discharge of his/her duties, shall thereby not render him/herself personally liable for any damage that may occur to persons or property as a result of any act or by reason of any act or omission in the discharge of his/her duties. Any suit brought against the Building Official or employees of the Building Division because of any act or omission performed by such in the enforcement of the provisions of such codes or other pertinent laws or ordinances implemented through the enforcement of this Code, or enforced by the code enforcement agency, shall be defended by the County until final termination of such proceedings and any judgment resulting there from shall be assumed by the County.

Section 119 Limitations and Conflicts. The provisions of this Code shall not be construed to conflict with the provisions of the State Housing Law, nor any other provisions of State or Federal laws. The requirements of this Code or the codes adopted hereby which are more restrictive than applicable Federal or State laws shall be deemed supplementary and additional thereto.

Section 120 Cooperation of Other Officials. The Building Official may request and shall receive so far as may be necessary in the discharge of his/her duties the assistance and cooperation of other officials of the County

Article II. Primary Building and Residential Codes

Part 1. Primary Building Code

Sec. 10-2.1.1. Adoption.

The California Building Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, based on the 2018 edition of the International Building Code, published by the International Code Council, 500 New Jersey Ave., NW, 6th Floor, Washington, D.C. 20001 is hereby adopted and enacted as amended as the Primary Building Code of the county and made a part of this Code by reference.

Sec. 10.2.1.2. Amendments.

A. Chapter 2 of the California Building Code (Definitions) is hereby amended by adding the following definition:

Greenhouse is a commercial or agricultural structure as defined in section 35.110 of the Santa Barbara County Land Use Development Code.

B. Section 1609.1.1 of the 2025 California Building Code is hereby amended by adding the following paragraph to the end of the section.

The basic wind speed of 95 miles per hour (3 second gust) (ASD) shall be used in Special Wind Region of the County of Santa Barbara, defined herein. The Special Wind Region of the County is generally bounded as follows: on the east by a north-south line running through El Capitan Point, on the north by the ridge of the

Coast Range, on the west by the coast from the southerly boundary of Vandenberg Air Force Base south to Point Conception, and on the south by the coast line from Point Conception to El Capitan Point.

- C. Section 1705.3, exemption 1 of the 2025 California Building Code is hereby replaced to read as follows:

Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f_c , no greater than 2,500 pound per square inch (psi) (17.2 Mpa).

- D. Section 3307 of the 2025 California Building Code; Protection of Adjoining Property, is hereby amended by adding the following to the end of the section.

3307.3 Protection of Nearby Property and Persons, and Obstruction of Streets, Sidewalks, and Driveways.

3307.3.1 Protection of Nearby Property and Persons, and Obstruction of Streets, Sidewalks, and Driveways. Adjoining and nearby public and private property and persons making lawful use of such property shall be protected from damage during construction, remodeling, demolition, or grading work. Protection must be provided for footings, foundations, party walls, chimneys, skylights, walls, fences, walkways, patios, and public streets and sidewalks. Provisions shall be made to control water runoff and erosion during construction or demolition activities. Construction activities shall not obstruct access to public streets or sidewalks, nor obstruct access to private driveways and private property.

3307.3.2 Temporary Construction Fencing. When required by the Building Official, at the outset of new construction activities, remodeling, demolition, or grading projects, or at the otherwise earliest time it is feasible in the opinion of the Building Official, and notwithstanding the provisions of the Santa Barbara Code, Chapter 35, Land Use and Development Code, Montecito Land Use and Development Code, Article II Coastal Zoning Ordinance, a protective screen or fence no less than six (6) feet in height shall be erected to the satisfaction of the Building Official, between the construction, renovation, demolition, or grading site, and the public streets and public sidewalks and immediately adjoining properties.

3307.3.3 Stop Work Notice. The Building Official shall have the authority to stop the construction, renovation, demolition, or grading work at any time based on the Building Official's determination said construction, renovation, demolition, or grading work, or construction activities, has caused, or is causing, or is about to cause, damage to adjacent or nearby properties, or is obstructing access to public streets, sidewalks, or access to private property. Said work shall not recommence until the time that the necessary corrections have been made so that no further damage will occur to the damaged or potentially damaged properties, or there will be no further obstruction to access to public streets, sidewalks, or access to private property, and written approval is obtained from the Building Official that work may recommence.

3307.3.4 Suspension of Santa Barbara County Staff Inspections. If any construction, renovation, demolition, or grading work, or construction activities, has caused, or is causing, or is about to cause, damage to adjacent or nearby properties, or is obstructing access to public streets, sidewalks, or access to private property, Santa Barbara County staff shall suspend field inspections of the subject property, until the damage to the affected property has been repaired, or other arrangements satisfactory to the Building Official have been made, or until the obstruction to access to public streets, public sidewalks, or access to private property, has been remedied satisfactory to the Building Official.

- E. The Appendix C, Group U, Agricultural Buildings the 2025 California Building Code is adopted in its entirety and amended by adding a new section C105 to read as follows:

C105. Greenhouses: Greenhouses shall not be used for retail sales, offices, packing sheds, workshops, storage of processed products, processing of produce, or other similar purposes. The allowable area of a greenhouse shall not be limited provided that a minimum 20 foot wide level and clear buffer strip is maintained around the perimeter of the building, and the height of the building shall not exceed one story or 20 feet above surrounding grade. The structural system of a greenhouse may be of any material allowed by

the California Building Code. A greenhouse building, not meeting the above limitations, shall be assigned by the Building Official to the occupancy classification it most nearly resembles.

- F. Appendices G and I are hereby adopted in their entirety.
- G. The Appendix Chapter P, Emergency Housing of the 2025 California Building Code is adopted in its entirety. The County also determines that during the duration of the shelter crisis, fifty-three square feet is adequate space for single-occupancy sleeping unit.
- H. Chapter 17 of the California Building Code is hereby adopted in its entirety.
- I. Chapter 32 of the California Building Code is hereby adopted in its entirety.
- J. Chapter 33 of the California Building Code is hereby adopted in its entirety.

Part 2. Primary Residential Building Code

Sec. 10-2.2.1. Adoption.

The California Residential Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, based on the 2018 edition of the International Residential Code, published by the International Code Council 500 New Jersey Ave., NW, 6th Floor, Washington, D.C. 20001, is hereby adopted and enacted as amended as the Primary Residential Code of the county and made a part of this Code by reference.

Sec. 10-2.2.2. Amendments.

- A. The entire Chapter I, Division II, Scope and Administration of the 2025 California Residential Code is deleted and replaced with Article I of this chapter.
- B. Section R301.2.1 of the 2025 California Residential Building Code is hereby amended by adding the following paragraph to the end of the section.

The basic wind speed of 95 miles per hour (3 second gust) (ASD) shall be used in Special Wind Region of the County of Santa Barbara, defined herein. The Special Wind Region of the County is generally bounded as follows: on the east by a north-south line running through El Capitan Point, on the north by the ridge of the Coast Range, on the west by the coast from the southerly boundary of Vandenberg Air Force Base south to Point Conception, and on the south by the coast line from Point Conception to El Capitan Point.

- C. Section R309.2 of the 2025 California Residential Code is hereby replaced to read as follows, the exception remains unchanged:

R309.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings and manufactured housing not in a mobile home park.

- ..D. Section R403.1.3 of the 2025 California Residential Code is hereby amended by replacing the first paragraph to read as follows:

Concrete footings located in Seismic Design Categories D⁰, D¹ and D², as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars, one top and one bottom and not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

- E. Table R602.10.3(3) of the 2025 California Residential Code is hereby amended by replacing footnote "e" to read as follows:
 - e. In Seismic Design Categories D⁰, D¹, and D², Method GB and CS-SFB are not permitted and the use of Method PCP is limited to one-story single family dwellings and accessory structures.
- F. Section R602.10.4 of the 2025 California Residential Code is hereby amended by adding a new subsection R602.10.4.5, to read as follows:

R602.10.4.5 Limits on methods GB and PCP. In Seismic Design Categories D⁰, D¹, and D², Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D⁰, D¹, and D², the use of Method PCP is limited to one-story single family dwellings and accessory structures.
- G. Figures R602.10.8.2(1) of the 2025 California Residential Code are hereby amended by adding the following notes to this figure:

The solid blocking must extend to roof sheathing and nailed to roof sheathing with roof boundary nailing. The gap shown in the detail is not permitted in seismic zone D⁰, D¹ and D² and the required ventilation may be provided by drilling equivalent opening at the center of the solid blockings.
- H. Figures R602.10.8.2(3) of the 2025 California Residential Code are hereby amended by adding the following notes to this figure:

The solid bracing must extend to roof sheathing and nailed to roof sheathing with boundary nailing, the gap shown in the detail is not permitted in seismic zone D⁰, D¹ and D² and the required ventilation may be provided by providing equivalent opening at the center of the bracings.
- I. 2025 California Residential Code Appendix Chapters AH, AK, AR, AS, and AU are hereby adopted in their entirety.

Article III. Primary Electrical Code

Sec. 10-3.1. Adoption.

The California Electrical Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, based on the 2020 Edition of the National Electrical Code published by the National Fire Protection Association, 1 Battery March Park, Quincy, Massachusetts 02269, is hereby adopted and enacted as amended as the Primary Electrical Code of the county and made a part of this Code by reference.

Sec. 10-3.2. Amendments.

A new section 89.115 is added to include all provisions of Chapter 1, Division II, Scope and Administration of the 2025 California Building Code as amended in Article I of this chapter.

Article IV. Primary Plumbing Code

Sec. 10-4.1. Adoption.

The California Plumbing Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, based on the 2021 edition of the Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials, 4755 East Philadelphia Street, Ontario, California, 91761-2816, is hereby adopted and enacted as the Primary Plumbing Code of the county and made a part of this Code by reference.

Sec. 10-4.2. Amendments.

- A. Sections 104 and subsections of the 2025 California Plumbing Code are deleted and replaced by sections 105 and subsections of the 2025 California Building Code as amended in Article 1 of this ordinance.
- B. Section 106 of the 2025 California Plumbing Code is deleted and replaced by sections 10.1.13 to 10.1.16 of Article 1 of this ordinance.
- C. Section 107 of the 2025 California Plumbing Code is deleted and replaced by sections 10.1.12 of Article 1 of this ordinance.
- D. Section 401.0 of the 2025 California Plumbing Code is hereby amended by adding a new subsection 401.4 as follows:

401.4 **Commercial Car Washes.** Commercial car wash facilities shall have water recycling systems approved by the Administrative Authority.
- E. Appendix D (Sizing Storm-water Drainage Systems) of the 2025 California Plumbing Code is hereby adopted in its entirety.
- F. Appendix H (Private Sewage Disposal Systems) of the 2025 California Plumbing Code is hereby adopted in its entirety until such time that it is replaced by the County of Santa Barbara individual sewage disposal system installation standards as adopted by, and amended from time to time by, the board of supervisors. It shall be the responsibility of the director of environmental health to enforce the provisions of this appendix as they pertain to private sewage disposal systems and liquid waste.

Article V. Primary Mechanical Code

Sec. 10-5.1. Adoption.

The California Mechanical Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, based on the 2021 Edition of the Uniform Mechanical Code, published by the International Association of Plumbing and Mechanical Officials, 4755 East Philadelphia Street, Ontario, California, 91761-2816, is hereby adopted and enacted as the Primary Mechanical Code of the county and made a part of this Code by reference.

Sec. 10-5.2. Amendments.

- A. Sections 104 of the 2025 California Mechanical Code is deleted and replaced by sections 105 of the 2025 California Building Code as amended in Article 1 of this ordinance.
- B. Section 106 of the 2025 California Mechanical Code is deleted and replaced by sections 10.1.13 to 10.1.16 of Article 1 of this ordinance.
- C. Section 107 of the 2025 California Mechanical Code is deleted and replaced by sections 10.1.12 of Article 1 of this ordinance.

Article VI. Primary Energy Code

Sec. 10-6.1. Adoption.

That certain building code known and designated as the California Energy Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, published by the International Code Council, 500 New Jersey Ave., NW, 6th Floor, Washington, D.C. 20001, is hereby adopted and enacted as amended as the Primary Energy Code of the county and made a part of this Code by reference.

Article VII. Primary Historical Building Code

Sec. 10-7.1. Adoption.

That certain building code known and designated as the California Historical Building Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, published by the International Code Council, 500 New Jersey Ave., NW, 6th Floor, Washington, D.C. 20001, is hereby adopted and enacted as amended as the Primary Historical Building Code of the county and made a part of this Code by reference.

Article VIII. Primary Existing Building Code

Sec. 10-8.1. Adoption.

That certain building code known and designated as the California Existing Building Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, is hereby adopted and enacted as the published by the International Code Council, 500 New Jersey Ave., NW, 6th Floor, Washington, D.C. 20001, is hereby adopted and enacted as amended as the Primary Existing Building Code of the county and made a part of this Code by reference.

Article IX. Primary Green Building Standards Code

Sec. 10-9.1. Adoption.

That certain building code known and designated as the California Green Building Standards Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5771, is hereby adopted and enacted as the Primary Green Building Standards Code of the county and made a part of this Code by reference.

Sec. 10-9.2. Amendments.

Subsections A4.106.8.1 and A4.106.8.1.1 of the 2025 California Green Building Standards Code are hereby adopted as part of Article IX of the Santa Barbara County Building Code.

Article X. California Administrative Code

Sec. 10-10.1. Adoption.

Articles 1 (Essential Services Buildings) and 3 (Local Buildings) of Chapter 4 (Administrative Regulations for the Division of the State Architect-Structural Safety (DSA-SS)) and Article 21 (Plan Review, Building Inspection and Certification of Surgical Clinics, Chronic Dialysis Clinics and Outpatient Services Clinics) of Chapter 7 (Safety Standards for Health Facilities) of the California Building Standards Administrative Code, California Code of Regulations, Title 24, Part 1, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, is hereby adopted and enacted as the additional Administrative Provisions applicable to permitting and inspection of occupancy type covered in Articles of 1 and 3 of Chapter 4 Article 21 of chapter and made part of this Code by reference.

Article XI. Primary Housing Code

Section 10-11.1 - Adoption

The 2024 International Property Maintenance Code is hereby adopted and enacted as the housing code for the County, with the amendments specified in Section 10-11.1 and incorporated into this Code by reference. The International Property Maintenance Code, 2024 Edition, is published by the International Code Council, Inc., 4051 Flossmoor Road, Country Club Hills, Illinois 60478.

Section 10-11.1 - Amendments.

- A. Section 101.1 is amended to read as follows:
 - 101.1 Title. These regulations shall be known as the Property Maintenance Code of Santa Barbara County, hereinafter referred to as “this Code”.

- B. Section 102.3 is amended to read as follows:
 - 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with procedures and provisions of the California Building Standards code and other applicable laws and ordinances.

C. Section 103.1 is amended to read as follows:

103.1 General. The Planning and Development Department shall be responsible for property maintenance inspection, and the Director shall be known as the code official.

D. Section 302.4 is amended to insert 4 inches.

E. Section 304.14 is amended to insert the following dates: April 1 to November 1.

F. Section 602.3 is amended to insert the following dates: October 1 to April 1.

G. Section 602.4 is amended to insert the following dates: October 1 to April 1.

Article XII. Primary Dangerous Buildings Code

Sec. 10-12.1. Adoption.

Section 12.1 - Adoption.

The 2024 International Property Maintenance Code is hereby adopted and enacted as amended in Section 10.-11.1 Amendments as the Primary Dangerous Buildings Code for the County for the abatement of unsafe and dangerous buildings and incorporated by reference into this Code. The International Property Maintenance Code, 2024 Edition, is published by the International Code Council, Inc. 4051 Flossmoor Road, Country Club Hills, Illinois 60478.

Article XIII. Relocated Building

Sec. 10-13.1. Permits required.

It shall be unlawful for any person, firm or corporation to move or cause to be moved any building or structure into or within the County of Santa Barbara without first obtaining a relocation permit from the building official. A relocation permit shall be valid for a period of one hundred eighty days from the date of issuance. Upon written request, an additional one hundred eighty-day extension to the permit may be granted by the building official.

Exception: A relocation permit shall not be required for temporary tool sheds, construction shacks, or similar structures associated with a construction site where a valid permit issued by the county is in force, or for manufactured buildings used in accordance with their listings.

Sec. 10-13.2. Applications.

An application for relocation of a building or structure shall be filed with the building division. Prior to the building official accepting the application, the applicant shall obtain a land use clearance from the zoning division of planning and development department and submit it along with plans and specifications for review by the building official.

Sec. 10-13.3. Investigation fee.

An investigation fee as specified in the current adopted fee schedule shall be paid to the building official upon submittal of the application for a relocation permit. This fee shall not be refundable after the investigation has been completed by the building division. If the building or structure proposed to be relocated is situated outside the County of Santa Barbara, the applicant shall pay an hourly rate as specified in the adopted fee schedule plus mileage from portal to portal for building division staff to perform the necessary relocation investigation.

Sec. 10-13.4. Authorization to proceed and posting of notices.

Upon receipt of application for a relocation permit and payment of the appropriate fees, the building official shall inspect the building or structure to be moved and provide a written investigation report to the applicant which shall contain notice of approval or disapproval of the relocation permit. The investigation report shall also contain any conditions and requirements necessary to make the building conform to the requirements adopted herein for new buildings.

If the permit is thereby denied, the report shall contain reasons for denial of said permit. If a relocation permit has been issued and the building has not been relocated within said period, the building official shall require a new relocation investigation report and payment of appropriate fees. Prior to the issuance of a relocation permit, the building official shall post on the building to be relocated and at the proposed new site a moving notice for ten consecutive days. A relocation permit shall not be issued prior to the expiration of ten days from the date of posting of a moving notice.

Sec. 10-13.5. Reasons for denial of relocation permit.

Except as otherwise provided in this Code, the building official shall not issue a relocation permit for a building or structure which is so constructed or in such condition as to pose a hazard to the life, safety and welfare of the public if the building is moved, or if the building is not compatible or consistent with the surrounding properties within a radius of five hundred feet, or if infested with pests or unsanitary, or if to be used as a dwelling, unfit for human habitation.

Sec. 10-13.6. Performance security.

- A. The applicant shall sign a written agreement guaranteeing that all the work necessary to complete the relocation and installation of the building or structure at its new site will be completed within one year from the date of issuance of the relocation permit. The applicant shall also post with the building official performance security in the form of a negotiable instrument of credit approved by county counsel, bond, or cash deposit in an amount determined by the building official to be sufficient to complete the required work indicated in the relocation investigation report plus a fifteen percent contingency cost.
- B. Upon satisfactory completion of the work, the building official shall return the performance security deposited within thirty days from the date of completion.
- C. In the event of a default in the performance of any of the terms of the agreement or the conditions of approval. The building official shall have the right to retain the security deposit and use its proceeds to either complete the work or abate the substandard position of the building.
- D. All work performed pursuant to a relocation permit shall be performed according to the provisions of this Code.

Sec. 10-13.7. Protest against issuance of a relocation permit.

A protest against the issuance of a relocation permit must be filed in writing with the building official no later than ten days from the posting of the moving notice.

The building official shall cause the protest to be brought before the board of supervisors, or before a review committee designated by the board of supervisors, no later than the first scheduled meeting following the expiration of the ten-day posting period. The board of supervisors or review committee shall at said meeting set a

date for a public hearing to be held to hear the protest and render a determination. A filing fee as specified in the current adopted fee schedule shall be collected by the building official for all protest hearings.

(Ord. No. 5171, 12-6-2022)

Article XIV. Geologic Hazards

Sec. 10-14.1. General provisions.

- A. Where the general condition of the soil or underlying rock of a building site is such that it may present a potential for failure, or a hazard to the health, safety and welfare of the public, the building official may require any additional information as necessary to ascertain the safety and stability of the site and any building or structures constructed or to be constructed on said site.
- B. When determined by the building official that the soil or underlying rock on a given site has the potential for failure, slippage, subsidence, or other movement, the building official may require that the plans for a proposed building or structure on said site be prepared by a licensed engineer and approved by a licensed engineering geologist and the building official.

Sec. 10-14.2. Isla Vista Bluffs.

- A. It shall be unlawful for any building or structure in the Isla Vista bluffs area, as identified in the Local Coastal Plan, to be constructed or located in violation of the provisions of Policy 3-4 of the Local Coastal Plan and subsequent revisions of the policy.

Exceptions:

- 1. Structures or improvements specifically designed to protect existing buildings or structures from damage caused by soil erosion or subsidence of the bluff and consistent with Policy 3-4 of the Local Coastal Plan.
- 2. Structures or improvements specifically designed to protect the bluff against further subsidence and erosion consistent with Policy 3-4 of the Local Coastal Plan.
- B. Buildings constructed in the Isla Vista bluffs area shall have roof, ground surface, and subsurface drainage designs approved by the building official.
- C. Except for the required safety fence five feet to the top of the bluff and in compliance with the required setback of the section 1808.7 of 2019 California Building Code. For setbacks of buildings, see section 35-67 of the Coastal Zoning Ordinance.
- D. It shall be unlawful for any improved property adjacent to the Isla Vista Bluffs to fail to have in place, within five feet of the bluff face or at such other location as is approved by the building official, a safety fence at least six feet in height and compliant with the safety and structural provisions of the guardrail requirements of the current adopted version of the California Building Code.
 - 1. Owners of such properties shall make application for installation of such fencing within sixty days of the effective date of the ordinance codified in this chapter and shall have the required fencing in place with one hundred eighty days of the effective date of the ordinance.
 - 2. Should soil or other conditions make it unsafe to place the safety fence within five feet of the bluff face, the building official may authorize alternative placement (i.e. balcony or patio railings).

3. Should further recession of the bluff face so require, the owner shall move the safety fence as may be necessary.
4. Any such fence shall be marked at least each fifty feet or once per lot, whichever is greater, with a warning sign approved by the building official for this purpose.
5. The provisions of this section shall not apply to the property commonly identified in the county records as assessor parcel number 075-181-035.

Sec. 10-14.3. Naples Bluffs.

It shall be unlawful for any building or structure in the Naples bluffs area, as identified in the Local Coastal Plan, to be constructed or located in violation of Policy 3-4 of the Local Coastal Plan. All such buildings and structures shall have a roof, ground surface, and subsurface drainage designs approved by the building official.

Sec. 10-14.4. Designated soil contamination areas.

New buildings constructed within soil contaminated areas, as determined by the building official and the director of environmental health shall meet the requirements of the County of Santa Barbara Hazardous Material Recovery and Soil Remediation Program.

Article XV. Special Problems Areas

Sec. 10-15.1. General.

- A. Plans and specifications for the proposed grading, construction, addition to, or change in use of buildings and structures in a special problems area as defined in this article shall be submitted to the special problems committee, herein referred to as such, or as "the committee."
- B. The directors or managers of the planning and development department, environmental health division of the public health department, fire department, and public works department shall designate representatives to serve as members of the committee.

Sec. 10-15.2. Definitions.

For the purpose of this article, certain terms are defined as follows:

"Special problems areas" are areas of the County of Santa Barbara designated by resolution of the board of supervisors as having existing or anticipated special and unique problems pertaining to flooding, drainage, soils, geology, access, sewage disposal, water supply, location, or elevation which impact the health, safety and welfare of the public. The following locations are designated as special problems areas:

South County: Hollister Avenue at Modoc Road, Mission Canyon, Naples, Shepard Mesa, Summerland.

North County: Ballard, Janin Acres, Los Alamos, Los Olivos, Sweeney Road.

"Special problems committee" is a committee composed of representatives of the following departments or divisions: planning and development, environmental health, fire, and public works.

Sec. 10-15.3. Powers and duties of the special problems committee.

- A. The special problems committee shall review plans and specifications of buildings and structures (including the components of wastewater disposal systems) proposed for construction in a special problems area. Individual members of the committee may recommend to the county decision-makers any and all reasonable conditions of approval considered necessary to mitigate present or anticipated problems within the scope of the committee's charge, or to prevent damage to public or private property, risk of injury to persons, or creation of a public nuisance. Where an individual member or members are unable to identify feasible mitigation of such problems, damage, or risk, each may recommend denial of the permit that would authorize the construction of the proposed buildings or structures.
- B. Upon completion of the committee's review of the plans and specifications, the recommendations of each individual committee member shall be documented in written form signed by the chairperson of the committee.

Sec. 10-15.4. Fees.

A fee as specified in the current adopted fee schedule shall be paid to the building division at the time of application for the processing of plans and specifications for buildings and structures proposed for construction in a special problems area. Such fee, or portion thereof, may be waived at the discretion of the building official based on the extent of work performed by building division staff.

Article XVI. Expedited Permitting Procedures for Small Residential Rooftop Solar Systems

Sec. 10-16.1. Definitions.

The following words and phrases as used in this section are defined as follows:

"Electronic submittal" means the utilization of one or more of the following:

- 1. E-mail.
- 2. The internet.
- 3. Facsimile.

"Small residential rooftop solar energy system" means all of the following:

- 1. A solar energy system that is no larger than ten kilowatts alternating current nameplate rating or thirty kilowatts thermal.
- 2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the county and Paragraph (iii) of Subdivision (c) of Section 714 of the Civil Code, as such section or subdivision may be amended, renumbered, or re-designated from time to time.
- 3. A solar energy system that is installed on a single or duplex family dwelling.
- 4. A solar panel or module array that does not exceed the maximum legal building height as prescribed in chapter 10 of County Code.

"Solar energy system" has the same meaning set forth in Paragraphs (1) and (2) of Subdivision (a) of Section 801.5 of the Civil Code, as such section or subdivision may be amended, renumbered, or re-designated from time to time.

Sec. 10-16.2. Permitting.

The forms, applications, and checklist are available from the planning and development website <http://sbcountyplanning.org/> and from planning and development county offices:

1. Applicant shall submit a completed eligibility checklist to verify that project qualifies for expedited permitting under this section.
2. All design documents outlined in the document titled "Submittal Requirements Bulletin" and checklist forms must be submitted either electronically or in hard copies to planning and development county offices.
3. The building official shall review application, checklist, and other submitted documents to ensure completeness and compliance with all applicable health and safety requirements of local, state, and federal law. An application that satisfies the information required in the checklist shall be deemed complete. Upon receipt of an incomplete application, the building official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance. If denied, building official shall notify the applicant in writing within forty-five days of receipt of the application. Upon confirmation that the application and supporting documents are complete, meet requirements of the checklist, and are consistent with this chapter, the building official shall approve the application and issue all required permits or authorizations.
4. Permit issuance does not authorize an applicant to connect the small residential rooftop solar energy system to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

Sec. 10-16.3. Inspection.

For a small residential rooftop solar energy system eligible for expedited review, only one inspection shall be required. The inspection shall be conducted in a timely manner and may include a consolidated inspection by the building official and fire chief. A separate fire safety inspection may be performed by the applicable fire protection agency. If a small residential rooftop solar energy system fails inspection, subsequent inspection(s) are authorized.

Sec. 10-16.4. Appeal.

The decision of the building official to approve or deny a permit for a small residential rooftop solar energy system may be appealed pursuant to Section 10-1.12 of this Chapter.

Article XVII. Expedited Permitting Procedures for Electric Vehicle Charging Station Review

Sec. 10-17.1. Purpose.

The purpose of this chapter is to establish an expedited permitting procedure for electric vehicle charging station systems to assist with timely and cost-effective installations.

Sec. 10-17.2. Definitions.

The following definitions shall govern all terms of this chapter and shall supersede any term otherwise defined in this chapter:

"Electronic submittal" means the utilization of one or more of the following:

1. Electronic mail or email;
2. The internet;
3. Facsimile.

"Electric vehicle charging station or charging station" means any level of vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electric Code, as it reads on the effective date of this section, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

Sec. 10-17.3. Duties of the building safety division and building official.

- A. All documents required for the submission of an expedited electric vehicle charging station application shall be made available on the county's internet website.
- B. Electronic submittal of the required permit application and documents by email shall be made available to all electric vehicle charging station permit applicants.
- C. The electronic signature of an applicant, engineer, architect, or contractor shall be accepted on all forms, applications, and other documents in lieu of a wet signature.
- D. The building safety division shall publish a checklist, adopted by the board of supervisors, with all requirements that electric vehicle charging stations must comply with to be eligible for expedited review.

Sec. 10-17.4. Application, permit, and inspection requirements.

- A. Applicant shall verify the electric vehicle charging station meets all applicable safety and performance standards established by the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the public utilities commission regarding safety and reliability.
- B. For projects that comply with the electric vehicle charging station checklist, the applicant may submit the permit application and associated documentation to the county's building safety division by personal, mailed, or electronic submittal.
- C. An application that satisfies the information requirements in the checklist, as determined by the building official, shall be deemed complete. Upon receipt of an incomplete application, the building official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

- D. Upon confirmation by the building official of the application and supporting documentation being complete and meeting the requirement of the checklist, the building official shall administratively approve the application and issue all required permits or authorizations.

Sec. 10-17.5. Appeal.

The decision of the building official to approve or deny a permit for an electric vehicle charging station may be appealed pursuant to Section 10-1.12 of this Chapter.

Article XVIII. Isla Vista Rental Housing Inspection Pilot Program

Sec. 10-18.1. Purpose and intent.

- A. Purpose. The purpose of this section is to establish the Isla Vista Rental Housing Inspection Pilot Program in the unincorporated area of the County of Santa Barbara known as the community of Isla Vista. This section implements a proactive rental housing inspection program to protect the public health, safety, and welfare through the identification, prevention, and correction of substandard housing conditions that adversely affect the quality of life for residents living in the community and around the rental properties.

The County of Santa Barbara finds that there exists, within the unincorporated area of the Community of Isla Vista, substandard, overcrowded, and/or unsanitary residential rental buildings and units where the physical and habitable conditions violate state and local housing and building codes and standards which results in making them unfit or unsafe for human occupancy or habitation. These residential rental buildings and units are detrimental to and/or jeopardize the health, safety, and welfare of their occupants and the public and severely impact the quality of the community.

The results of this pilot program will be reported to the board of supervisors after its first year of implementation. The board will determine to extend, modify, or repeal this section.

- B. Intent. The intent of this section is to address the conditions identified above, and to proactively identify such substandard and unsafe residential rental buildings and units and ensure the rehabilitation or elimination of those buildings and dwelling units that do not meet minimum housing and building codes. It is also intended that the rental structures will be required to be maintained in a safe and sanitary condition at a level consistent with state and local housing and building codes. In addition, it is intended that this Section will preserve and enhance the quality of life for the residents living in the residential rental buildings and units within the community of Isla Vista.

Sec. 10-18.2. Applicability and scope.

- A. The provisions of this section shall apply to all residential rental housing units in the unincorporated community of Isla Vista.
- B. For purposes of the provisions of this section, the unincorporated community of Isla Vista is that area south of El Colegio Road, east of Camino Majorca and W. Campus Point Lane, west of Ocean Road and the UCSB Campus, and north of the beach along the Pacific Ocean.
- C. Provisions of the Section shall be supplementary and complementary to all of the provisions of this Code, and any applicable local, state, or federal law. Nothing herein shall be construed or interpreted to limit any existing right or power of the County to abate and prosecute any and all nuisances or to enforce any other conditions in violation of state or local laws, including but not limited to any building, housing, zoning, property maintenance, and public nuisance laws.

Sec. 10-18.3. Authority.

The Santa Barbara County Planning and Development Department is hereby authorized and directed to administer and enforce this section.

Sec. 10-18.4. Definitions.

For purposes of this section, the following terms are defined and used as described below:

"Building official" shall refer to the building official of the County of Santa Barbara as designated by the planning and development director, or his or her designee.

"Code enforcement" shall refer to the code enforcement program in the energy, minerals, and enforcement division in the county planning and development department.

"County" shall mean the County of Santa Barbara and/or any agent hired to implement this section.

"Director" shall refer to the director or designee of the planning and development department.

"Health and safety standards" shall refer to chapter 10 of the County Code—Building regulations, California Health and Safety Code Sections 17910—17998.3, 2024 International Property Maintenance Code, as amended by county or state, and any other similar regulations adopted by the county.

"Newly constructed building" shall refer to a building that has a certificate of occupancy issued in the last three years.

"Residential rental property" or "property" means any lot or parcel of land containing one or more residential rental housing units, and all improvements thereon, including common areas.

"Owner" or "owners" means any person who owns one or more residential rental housing units. In addition, it also means the person, persons, or entity identified and listed as having title to one or more residential rental housing unit(s) by the latest property tax assessment roll maintained by the county tax assessor.

"Person" means and includes any individual, partnership of any kind, corporation, limited liability company, association, joint venture, or other organization or entity, however formed, as well as trustees, heirs, executors, administrators, or assigns, or any combination of such persons. The terms "person", "owner", "operator", and "landlord" may be used interchangeably.

"Residential rental housing unit" means any structure or part of a structure that is used or may be used by one or more persons as a home, residence, dwelling, or sleeping place for longer than thirty days, including single family dwellings, accessory dwelling units and junior accessory dwelling units, duplexes, triplexes, or multi-family (four units or more) residential buildings, which is not an owner-occupied unit, including rooming houses, boarding houses, apartment units, condominium units, non-transient hotel and motel units, and single room occupancies, but excluding: (1) mobile home parks; (2) hotels, motels, and bed and breakfasts used only for transient lodging; (4) any rental units in a state licensed hospital, hospice, community care facility, intermediate care facility, or nursing home.

Sec. 10-18.5. Residential rental housing unit inspection program registration.

Registration. All residential rental housing units in the unincorporated community of Isla Vista shall register in compliance with this Isla Vista rental housing inspection pilot program.

- A. Existing Rental Housing Unit. Each owner or operator, on behalf of the owner, shall register their rental housing unit for the Isla Vista rental housing inspection pilot program on a form provided by the

county's planning and development department. Registration of a residential rental housing unit subject to this section shall be submitted within forty-five days of the adoption of this section.

- B. Newly Converted or Acquired Residential Rental Housing Unit. Registration of a residential housing unit(s) shall be submitted within forty-five days of the date it was acquired or converted into a residential rental housing unit or within thirty days after receiving written notification requiring the unit(s) to be registered as a residential rental housing unit.
- C. All registrations shall be subject to verification by the director. All information on said registrations shall be submitted under the penalty of perjury. Any person who makes a false statement in the registration or submits false information in connection with a registration shall be in violation of this section.
- D. If the owner of a residential rental housing unit fails to register such units in compliance with this section, the owner shall be subject to penalties as provided in section 10-18.9 and the director may register said units in the name of the owner and set a date and time for an inspection of said units, and shall send a written notification to the owner that the property has been registered and advising of the date and time set for inspection.

Sec. 10-18.6. Inspections.

- A. The director, or designee, is authorized to periodically or upon received complaints inspect all residential rental housing units within the unincorporated community of Isla Vista to determine compliance with all applicable health and safety standards as defined in this section.
- B. Compliance with Codes and Standards. When inspections are made under this section, residential rental housing units shall be required to be constructed in accordance with the code standard that was in effect at the time the residential rental housing unit was constructed, altered, remodeled, erected or converted pursuant to a validly issued permit. Unpermitted construction, additions and/or alterations must comply with current building and housing codes or ordinances, as amended or adopted by the county, unless otherwise provided by law, and obtain any permits that may be required.
- C. Notification of Inspection and Inspection Procedures.
 - 1. The director, or designee, shall send a notice via certified mail or personal service of a scheduled inspection to the owner of each residential rental housing unit to the address provided on the registration form.
 - 2. The owner, or any authorized agent or legal representative thereof, shall permit an inspection of each residential rental housing unit by the inspector upon fifteen business days' notice of the time and date of the scheduled inspection. An extension to a scheduled inspection may be granted by the director, or designee.
 - 3. It shall be the responsibility of the owner to provide actual notice to the individual tenants of the residential rental housing unit and to facilitate access to the units to be inspected.
 - 4. If an inspection is rescheduled by the inspector, the owner shall be given notice at least three business days prior to the scheduled inspection date.
 - 5. An inspection may be rescheduled one time by the owner without penalty upon written request three business days prior to the date of inspection. Within ten business days of the initial inspection date the owner shall schedule a new inspection.
 - 6. The owner or an authorized agent or legal representative of the owner shall be present during the inspection. In the event that the owner or an authorized agent is not present at the time of the

scheduled inspection, the inspection may proceed upon authorization of the tenant granting lawful entry.

7. The owner shall not be in violation of this section if the tenant or occupant refuses to allow the inspection by the county. The owner shall provide proof, under penalty of perjury, that a request to inspect the residential rental housing unit was served by the owner and inspection was not permitted by the tenant.

D. Failure or Refusal to Allow Inspections.

1. If an inspection is scheduled and entry is thereafter refused or cannot be obtained, the county inspector shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises, including, but not limited to, securing an inspection warrant pursuant to California Code of Civil Procedure Sections 1822.50 through 1822.57. Notwithstanding the foregoing, if the inspector has reasonable cause to believe that the residential rental housing unit is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the inspector shall have the right to immediately enter and inspect the premises and may use any reasonable means required to effect the entry and make an inspection.
2. If the property owner fails to grant access or refuses to schedule an inspection, the director, or designee, is authorized to contact the tenant to secure lawful entry. In addition, the director shall notify the tenant via personal service of the notice or posting on the residential rental housing unit a notice of inspection no later than twenty-four hours prior to the scheduled inspection.

E. Authority to Enter and Inspect.

1. The director, or designee, subject to the consent given by an occupant who reasonably appears to be at least eighteen years of age, has authority to enter and inspect any dwelling or premises whenever necessary to secure compliance with, or prevent a violation of, any provision of this section and any regulation adopted pursuant to section 10-18.6 of this article. In the event consent of the occupant is not available, the director may obtain an inspection warrant pursuant to the provisions set forth in Code of Civil Procedure (commencing at Section 1822.50).
2. The owner, authorized agent of any owner, or any of the parties in interest of any dwelling, or portion thereof, may enter the dwelling, subject to the consent of the occupant, whenever necessary to carry out any instructions, or perform any work required to be done pursuant to this section and any regulation adopted pursuant to section 10-18.8 of this article.

Sec. 10-18.7. Inspection exemptions.

A. An application for an exemption shall be submitted after a residential rental housing unit is registered in compliance with section 10-18.5 of this article. The following residential buildings shall be subject to registration under this section, but shall be exempt from a routine inspection:

1. Newly constructed buildings; or
2. Government regulated, subsidized residential rental housing units or those with government-sponsored financing. These properties are exempt because they are subject to routine inspections related to housing conditions or property maintenance by another government agency or rent subsidized program.

B. Exemptions may be revoked due to complaints received regarding rental housing conditions and violations of health and safety standards.

Sec. 10-18.8. Enforcement and corrections.

- A. Violations to Health and Safety Standards.
 - 1. In the event that violations to health and safety standards are determined to exist, the director, or designee, shall either issue a written correction notice or follow the enforcement procedures outlined in the health and safety standards.
 - a. If a correction notice is issued, pursuant to this section, it shall contain a description of the violation, the specific action required to correct the violation, and the time period for the violation(s) to be corrected.
 - b. The correction notice shall provide for a reasonable time for correction. The time shall depend on time it would take a reasonably diligent person to complete the required action; the potential harm to the public welfare, health, and safety; the harm to the tenant or nearby properties; and the extent of the corrections required. Certain imminently dangerous life-safety violations in occupied units shall require immediate action or correction pursuant to the provisions of the health and safety standards.
 - c. Failure to correct the violations in the correction notice, issued pursuant to this section, shall result in enforcement actions being taken in accordance with the procedures provided in the health and safety standards.
 - 2. If the owner fails to abate the violations, the department may proceed with all remedies available under law to compel compliance, including but not limited to issuing administrative fines and penalties, abatement proceedings, civil injunctions, and/or criminal prosecution, or any combination of remedies.
- B. Referrals. In the event that violations to building or zoning codes are observed during the inspections, a referral to the department's building and zoning code enforcement program may be made for separate investigation and enforcement to be conducted pursuant to applicable building and zoning codes or ordinances.

Sec. 10-18.9. Penalties and costs of enforcement.

- A. The remedies provided in this section are cumulative and shall be in addition to any other remedies provided by law.
- B. Any person violating this section may be charged with an infraction or misdemeanor offense, and/or administrative penalty as provided in chapter 24A, Administrative fines of the Santa Barbara County Code.
- C. The county may seek, in addition to all other remedies available at law, criminal sanctions, and other penalties provided for under Chapter 6, Division 1.5 of the California Health and Safety Code (commencing at Section 17995).
- D. Each person violating this section shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this section or a failure to comply with any regulation adopted pursuant to health and safety standards, as defined in this section, is committed, continued, or permitted by any such person. Any violation which persists for more than one day is deemed a continuing violation for the purpose of this section.
- E. In addition to any penalty, sanction, fine, or imprisonment, each person who violates the provisions of this section, or who is convicted of any violation of any provision of this section, or who fails to comply with any regulation adopted pursuant to health and safety standards, shall be required to pay any and all expenses of enforcement including those costs necessary to bring the dwelling, building, or portion thereof into

compliance with this section and any regulation adopted pursuant to health and safety standards. In addition to all remedies herein contained, the county may pursue all reasonable and legal means in collecting those sums authorized and due.

- F. In addition to those remedies in this section, and any other remedies provided by law, when a violation of this section occurs, the county may seek a court order appointing a receiver to do those tasks and have the powers set forth in the California Health and Safety Code Section 17980.7(c).
- G. In addition to those remedies in this section, and any other remedies provided by law, when a violation of this section occurs, the county may seek a court order requiring the owner to pay reasonable relocation benefits to each lawful tenant as set forth in Health and Safety Code Section 17980.7(d).

Sec. 10-18.10. Evictions—Retaliatory.

It shall be unlawful for a landlord to recover possession of a residential rental housing unit in retaliation against a tenant for exercising his or her right to file a complaint with the County of Santa Barbara advising that a building, housing or sanitation code or ordinance violation or permit violation may exist on the property.

Sec. 10-18.11. Appeals.

- A. Health and Safety Standards. Appeals of any determination of the director or building official of violations to health and safety standards shall follow the procedures set forth in County Code Chapter 10—Building Regulations, 2024 International Property Maintenance Code, or California Health and Safety Code as applicable.
- B. Violations of Chapter 10 Article XVIII. Appeals of any penalties assessed for violations of this Section shall follow the procedures set forth in chapter 24A, Administrative fines of the County of Santa Barbara Code.

Sec. 10-18.12. Effective date.

This section shall be in effect upon thirty days of approval by the board of supervisors and for twelve months following the effective date. The expiration of this section may be extended or revised by the board of supervisors by adoption. Unless otherwise extended or amended by the board, upon expiration, this section shall be repealed and shall be of no further force or effect.

Sec. 10-18.13. Pilot inspection program fees.

The fees associated with the first year of this pilot program will be waived by the director. If this program extends beyond the first year, the board will adopt a fee schedule for this section.

Article XIX Primary Wildland-Urban Interface Code

Section 19-1. - Adoption.

That certain building code known and designated as the California Wildland-Urban Interface Code, 2025 Edition, promulgated by the California Building Standards Commission, 2525 Natomas Park Drive, Suite 130, Sacramento, California 95833-2936, published by the International Code Council, 500 New Jersey Ave., NW, 6th Floor, Washington, D.C. 20001, is hereby adopted and enacted as amended as the Primary Wildland-Urban Interface Code of the County and made a part of this Code by reference.

Section 19-2. - Amendments.

- A. Section 101.3.1 of the 2025 California Wildland-Urban Interface Code is hereby replaced in its entirety to read as follows:

101.3.1 Applications. New buildings, additions and alterations located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Areas designated by the enforcing agency constructed after the application date shall comply with the provisions of this Chapter. Only the altered area of existing building needs to comply with the provisions of this Chapter unless otherwise exempted herein.

Exceptions:

1. Alterations to the existing buildings where less than 50% of roof framing is modified or replaced.
 2. Alterations to the existing buildings where less than 50% of exterior walls exterior finish material is modified or replaced.
 3. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
 4. Buildings of an accessory character classified as Group U occupancy of any size located at least 50 feet from an applicable building.
 5. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this Code (see also Appendix C — Group U Agricultural Buildings), when located at least 50 feet from an applicable building.
- B. Section 202 of the 2025 California Wildland-Urban Interface Code is hereby amended by adding or amending the following:

BOARD. The Santa Barbara County Board of Supervisors.

BUILDING AND STRUCTURES. Any structure intended for supporting or sheltering any occupancy. They are those buildings and structures, described within this Article VII, whether inhabited or not.

COMBUSTIBLE MATERIALS. Are weeds, stubble, brush, rubbish, litter, dry grass, dry leaves or other flammable materials that are readily ignitable and endanger the public safety.

PARCEL. Is a portion of land of any size, the area of which is determined by the assessor's maps and records and may be identified by an assessor's parcel number whether or not any buildings or structures are present.

ZONE 0. A five-foot ember-resistant area required around structures in high-fire-hazard zones to reduce home ignition from wind-blown embers during wildfires. Zone 0 regulations require the use of hardscaping like concrete or pavers, removal of dead plants and debris from roofs and gutters, clearing of combustible items from decks and porches, and the replacement of combustible fences attached to the home with non-combustible alternatives.

- C. Section 603.3.1 of the 2025 California Wildland-Urban Interface Code is hereby amended to read as follows:

1. Delineation of the 5-foot (1524 mm), 30-foot (9144 mm) and 100-foot (30 488mm) fuel management zones from all structures.

5. Identification of ground coverings within the 5-foot (1524 mm) to 30-foot (9144 mm) zone, with adherence to PRC 4291 within the ember resistant zone (Zone 0) from 0-foot (0 mm) to 5-foot (1524 mm) from all structures.

D. Section 604.2 of the 2025 California Wildland-Urban Interface Code is hereby amended to read as follows:

Buildings and structure locations in the following areas shall maintain the required hazardous vegetation and fuel management:

1. All unincorporated lands designated as a State Responsibility Area (SRA).
2. Land designated as a Very High Fire Hazard Severity Zone by a city or local agency.
3. Land designated in a city or local agency ordinance as a wildland-urban interface (WUI) area.

E. Section 613 is added to the 2025 California Wildland-Urban Interface Code to read as follows:

SANTA BARBARA COUNTY FIRE HAZARD ABATEMENT

613.1 Applicability. The provisions of Section 613 shall be applicable to all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the County, except the areas within the Carpinteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs Lands, unless otherwise specified by this Chapter, and those areas in independent fire districts having governing bodies other than the Santa Barbara County Board of Supervisors that choose to enforce this Section. If any part of this Article is in conflict with any other part, the more restrictive provisions shall be controlling.

613.2 Prohibited disposal of combustible material. No person shall place, deposit or dump combustible material, which in the opinion of the Code Official constitutes a fire hazard, on a parcel, whether or not he owns such parcel, or whether or not he so places, deposits or dumps on such parcel with the consent of the owner thereof.

613.3 Clearance of Brush, Vegetative Growth and Combustible Material from Parcels. All parcels declared a fire hazard shall be cleared of combustible material to the satisfaction of the fire code official.

613.4 Clearance of brush or vegetative growth from roadways. The fire code official is authorized to require areas within 10 feet on each side of portions of Fire Apparatus Access Roads and driveways to be cleared of non-fire-resistive vegetation growth.

Exception: Single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

613.5 Clearance of fire protection equipment, ground-mounted photovoltaic panel systems and utilities is amended to read as follows:

A minimum of 30 feet of defensible space shall be maintained around communication towers, non fire-resistant water tanks, water supply pumps, pump houses, generators and ground-mounted photovoltaic panel systems which are 1,500 square feet or greater in combined panel area.

613.6 Prosecution. The Fire Chief shall serve a written order upon the owner or possessor of a parcel, when, in his or her opinion, a fire hazard exists upon a parcel. The order shall identify the fire hazard and direct such owner or possessor to remove or abate the fire hazard within a specified period of time, but not less than ten days, after such order is given. Every owner or possessor who fails or refuses to abate said fire hazard from such parcel within the time specified after being served with such order is guilty of an infraction as described in Santa Barbara County Code, Chapter 15, Article VI. Evidence that the current assessment roll of the County shows real property assessed to a person shall constitute prima facie evidence that such person is the owner of such property.

613.7 Order to abate fire hazard—Notice. The Fire Chief shall send, by certified mail, a copy of the written order providing information specified in Section 613.6, and shall include an assessor's parcel number of the parcel set forth on the county assessment roll, to the last assessee of the parcel at the address given on such roll. In addition, the order shall provide the specific date, time and location of when the Board of Supervisors of the County of Santa Barbara will meet to hear the report of the Fire Chief regarding the alleged fire hazard, and include the following:

"WARNING: The Fire Chief has determined that a fire hazard exists on this parcel. If not abated, the Fire Chief or his designee, shall enter and remove or abate the fire hazard by cutting, burning or removing the flammable material. THE COST OF SUCH REMOVAL WILL BE COLLECTED BY ADDING IT ONTO THE TAXES ASSESSED AGAINST THIS Parcel. ANY OWNER OR POSSESSOR INTENDING TO ABATE THIS FIRE HAZARD AT HIS OWN EXPENSE SHOULD DO SO IMMEDIATELY."

The Fire Chief shall post each notice to abate, including the legal description in some conspicuous place in the office of the Clerk of the Board of Supervisors. It shall be the responsibility of the owner of record in the current assessment roll to notify any new owner or possessor of the parcel of the notice that was received and forward the notice to the new owner or possessor of the parcel. It shall also be the responsibility of the current owner of record to notify the fire department of this change in ownership.

613.8 Order to abate fire hazard—Posting Location. The Fire Chief may, in addition to mailing, have a written order posted in front of any parcel upon which a fire hazard exists, or, if such parcel does not front upon any street, highway or road, then either upon the portion of such parcel nearest to a street, highway or road or upon such portion that is likely to give actual notice to the owner or lawful possessor.

613.9 Order to abate fire hazard—Posting Time. The order provided for in Section 613.8 shall be posted at least ten days before the board meets to hear the report of the Fire Chief regarding the alleged fire hazard.

613.10 Hearing. At the time and place stated in the written orders, the Board shall meet to hear the report of the Fire Chief and any objections thereto. The Fire Chief or his designated representative shall attend, inform the Board as to the alleged fire hazard and supply the legal description of the parcel upon which it exists, the name and address of the last known assessee thereof and state what he has done in order to give notice of the hearing according to the provisions of this article. The Board may continue from time to time as it sees fit.

613.11 Board of Supervisors' direction to abate fire hazard. If, after a hearing, the Board finds that a fire hazard exists upon a parcel, it may direct the Fire Chief to abate the hazard. The Board shall maintain a record of its proceedings at such hearing and retain therewith the report of the Fire Chief, a legal description of such a lot or land and, where available, the name and address of its last known assessee.

613.12 Abatement procedure—Fire Chief authorized to expend funds, contract, etc. If the Board directs the Fire Chief to abate a fire hazard, he shall proceed to abate such hazard unless it has been abated, completely, before his agents arrive to begin such abatement. The Fire Chief may expend appropriated funds for such abatement and may contract with a person or persons for the performance of the work of such abatement.

613.13 Account of expenses—Report to be filed with the Board of Supervisors. The Fire Chief shall keep an account of his expenses when abating a fire hazard pursuant to the direction of the Board and file a report with the Board. The report shall include the assessor's tax area and parcel numbers according to the County assessment roll of the parcel upon which such fire hazard existed and, when available, the name and address of the last known assessee. The report shall include a reasonable administrative cost in an amount to be fixed by the Board from time to time, based on administrative costs of carrying out these regulations.

613.14 Account of expenses—Filing with Clerk—Confirmation hearing. The report of expenses referred to in Section 613.13 shall be maintained on file, open to public inspection, in the office of the Clerk of the Board for at least ten days before a hearing of the Board to confirm such report. If any person shall, before the expiration of such ten days, file a written request for notice of the hearing upon such confirmation, the Board shall mail such notice to the address supplied in any such written request. At the time fixed for such hearing, the Board shall meet to hear any objections to the report of expenses filed by the Fire Chief as required by this Section. At such hearing the Board may make any modifications in the amount it deems just, after which the report shall be confirmed.

613.15 Expenses constitute special assessment and lien. The amount of expenses incurred by the Fire Chief for abating a fire hazard shall constitute a special assessment and a lien against the parcel from which such hazard was removed.

613.16 Expense report to be transmitted to Auditor-Controller. The Board shall deliver a copy of the expense report, as confirmed, to the Auditor-Controller of the County.

613.17 Inclusion of assessment on property tax bill—Disposition of revenue. The County Auditor Controller shall enter the amount stated in the report as a special assessment against the parcel described in the report. The tax collector of the County shall include the amount of the assessment on the bill for taxes levied against the parcel. All laws applicable to the levy, collection and enforcement of County taxes are applicable to such special assessments. All special assessments collected as provided in this Article shall be accounted for as fire district revenue.

SECTION 2:

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 3:

Except as amended by this Ordinance, Chapter 10, Building Regulations, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 4:

This ordinance shall take effect 30 days from the date of its passage and shall become operative January 1, 2026; and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the *Santa Barbara Independent*, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _ day of __, 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

LAURA CAPPS, CHAIR
BOARD OF SUPERVISORS

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEM

COUNTY COUNSEL

By Sean Stewart
Deputy County Counsel

AN ORDINANCE AMENDING CHAPTER 15 OF THE SANTA BARBARA COUNTY CODE, ADOPTING THE 2025 CALIFORNIA FIRE CODE AND PORTIONS OF THE 2024 INTERNATIONAL FIRE CODE AS AMENDED IN THIS ORDINANCE, AND A FIRE CODE FEE SCHEDULE

ORDINANCE NO. ____

An ordinance of the County of Santa Barbara amending Chapter 15 of the Santa Barbara County Code to adopt the 2025 edition of the California Fire Code and portions of the 2024 International Fire Code as amended in this ordinance, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the County of Santa Barbara; providing for the issuance of permits and collection of fees therefore.

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

Section One

Chapter 15 of the Santa Barbara County Code is amended in the following manner:

1. Article I, entitled: "Adoption of the 2022 California Fire Code" is deleted and replaced with Article I, entitled "Adoption of the 2025 California Fire Code and portions of the 2024 International Fire Code."
2. Article V, entitled "Fees", incorporates a current fire code fee schedule with categorical changes to the existing fee schedule, however Article V is amended to update references to the 2025 California Fire Code and existing local fees.
3. Article VI entitled "Violations-Legal Actions" is amended to update the reference to the 2025 California Fire Code in Sec. 15-125 Citations – Enforcement procedures; all other provisions of Chapter 15 shall remain in effect.

Section Two

Chapter 15 of the Santa Barbara County Code is amended as follows:

CHAPTER 15 - FIRE PREVENTION

Article I. Adoption of the 2025 California Fire Code and portions of the 2024 International Fire Code

Sec. 15-1. - Adoption of 2025 California Fire Code.

The board of supervisors of the County of Santa Barbara for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, adopts

the 2025 edition of the California Fire Code (hereinafter 2025 California Fire Code or "CFC") and the following provisions of the 2024 edition of the International Fire Code, including Chapters 1—80 and Appendix Chapters 4, A, B, BB, C, CC, D, E, F, G, H, I, J, K, L, M, N,O, P and Q as published by the International Code Council, that are added and/or amended by section 15-3 of this chapter. A copy of the 2025 edition of the California Fire Code is on file with the clerk of the board of supervisors and is incorporated by reference.

Amendments to the 2025 California Fire Code and portions of the 2024 International Fire Code are set forth below in Sec. 15-3. An amendment, including an addition or a deletion, only amends the referenced section and does not, by omission of reference, delete any other section.

This article shall be controlling in all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the county, except the areas within the Carpinteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs Lands, unless otherwise specified by this chapter.

(Ord. No. XXXX, §§ 1, 2, XX-XX-XXXX)

Sec. 15-2. - Rules of construction.

- (a) Wherever the word "jurisdiction" is used in the CFC it shall mean all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the county, except the areas within the Carpinteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs lands, unless otherwise specified by this chapter.
- (b) Whenever the words "chief" and/or "fire chief" of the Santa Barbara County Fire Department are used they shall be held to mean the Santa Barbara County Fire Chief, also known as the "fire warden, or his or her designee."
- (c) Whenever the words "building department" are used they shall be held to mean the Building and Safety Division of the Santa Barbara County Planning and Development Department.
- (d) Whenever the words "police department" and "police" are used they shall be held to include the Santa Barbara County Sheriff Department or the law enforcement agency that has legal jurisdiction.
- (e) Whenever the words "California Building Code" and "building code" are used they shall be held to include the building code as adopted under Chapter 10 of the Santa Barbara County Code.
- (f) Whenever the words "California Electrical Code" are used it shall be held to include the electrical code as adopted under Chapter 10 of the Santa Barbara County Code.
- (g) Whenever the words "California Residential Code" and "residential code" are used they shall be held to include the residential code as adopted under Chapter 10 of the Santa Barbara County Code.
- (h) Whenever the words "County Land Use and Development Code" are used it shall be held to include the County Land Use and Development Code adopted under Chapter 35 of the Santa Barbara County Code.
- (i) Whenever the words "fire protection certificate" (FPC) are used, it shall refer to the application for review of construction permits.
- (k) The "Fire protection certificate" (FPC) process is divided into the following two distinct levels of review based on the scope and complexity:

Minor Fire Protection Certificate (FPC-Minor)

1. All new R-3 Occupancies three thousand six hundred (3,600) square feet or less, inside the Urban Limit line.
2. All new detached ADUs located inside of the Urban Limit line.

3. All new U Occupancies, requiring a building permit, three thousand six hundred (3,600) square feet or less, inside the Urban Limit line.
4. Any R-3 Occupancies three thousand six hundred (3,600) square feet or less, inside the Urban Limit line, where the aggregate interior alterations or modifications change or rearrange 70% or more of the original planned configuration of walls or full height partitions within the existing enclosed building area
5. Any R-3 Occupancies inside of the Urban Limit line, that adds an accumulation of one thousand square feet or more to the existing enclosed building area and the subsequent gross floor area is less than or equals three thousand six hundred square feet.
6. Tenant Improvements to any occupancies, where a fire protection system has been installed (Fire Sprinklers, Fire Alarm, Hood System, etc.).
7. Change of occupancy classification if it has been deemed equal to or less hazardous based on life safety risk.
8. A change from one group to another group within an occupancy classification.
9. The review of any changes to a fire protection system.
10. Any building project that does not fall under the conditions described for review, but in the opinion of the building code official or the fire code official should be reviewed by the Fire Department.

Major Fire Protection Certificate (FPC-Major)

1. All new R-3 Occupancies greater than three thousand six hundred (3,600) square feet inside the Urban Limit line or any size, outside the Urban Limit line.
2. All new U Occupancies, requiring a building permit, outside the Urban Limit line, or greater than three thousand six hundred (3,600) square feet inside the Urban Limit line.
3. All new detached ADUs located outside of the Urban Limit line.
4. All new Occupancies other than R-3 or U Occupancies.
5. Any occupancy other than R-3 or U Occupancies that adds an accumulation of five hundred square feet or more to the existing gross floor area or the subsequent enclosed building area equals or exceeds three thousand six hundred square feet.
6. Any occupancy with an existing square footage of three thousand six hundred square feet or greater where aggregate interior alterations or modifications change or rearrange 70% or more of the original planned configuration of walls or full height partitions within the existing enclosed building area.
7. Any R-3 or U Occupancies that adds an accumulation of one thousand square feet or more to the existing enclosed building area, outside of the Urban Limit line, or causes the subsequent gross floor area to exceed three thousand six hundred (3,600) square feet.
8. Change of occupancy classification if it has been deemed to be more hazardous based on life safety risk.

- (l) Whenever the words "high fire hazard severity zone " and "local responsibility area" (LRA) are used it means the maps adopted by ordinance by the Board of Supervisors and on file with the office of the state fire marshal and the board of forestry.
- (m) Whenever the words "very high fire hazard severity zone" and "local responsibility area" (LRA) are used it means the maps adopted by ordinance by the Board of Supervisors and on file with the office of the state fire marshal and the board of forestry.
- (n) Whenever the words "high fire hazard severity zone" and "state responsibility area" (SRA) are used it means the areas identified as moderate, high and very high by the office of the state fire marshal.
- (o) Whenever the words "Santa Barbara County Fire Department Development Standards" are used it means those standards researched and developed by the Santa Barbara County Fire Department, on file with the fire code official and available for review and reference at www.sbcfire.com.

(Ord. No. XXXX, §§ 1, 2, XX-XX-XXXX)

Sec. 15-3. - Amendments to the 2025 California Fire Code and portions of the 2024 International Fire Code.

The 2025 California Fire Code and portions of the 2024 International Fire Code are amended as follows in order to properly safeguard the health, safety, and welfare of the people, property and environment of Santa Barbara County:

(a) **CHAPTER 1 — SCOPE AND ADMINISTRATION**

DIVISION II - ADMINISTRATION

PART 1-GENERAL PROVISIONS

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title is amended to read as follows:

These regulations shall be known as the Fire Code of Santa Barbara County, hereinafter referred to as "this code."

SECTION 102 APPLICABILITY

102.1 Construction and design provisions is amended by adding the following:

Exception: This section shall not apply to any agricultural buildings, specifically exempted in Santa Barbara County Code Chapter 10, Building Regulations, which reads as follows:

Agricultural buildings not exceeding 3,000 square feet in floor area constructed and used to house farm implements, equipment, hay, grain, poultry, livestock or horticultural products. Such buildings shall not be a place of human habitation nor a place of employment, nor shall such buildings be used by the public, be used to store hazardous materials in violation of the Fire Code, nor contain plumbing, mechanical, electrical, structural or architectural features that may reclassify the occupancy or the character of the occupancy of said building as determined by the Building Official. See Section 10-1.6 of the Santa Barbara County Code.

And provided that, whenever there is any change in the use or occupancy of such building so that it no longer meets the above-listed specification for exemption of agricultural buildings, the building must comply with the requirements of this code prior to making such change of use or occupancy.

PART 2-ADMINISTRATION AND ENFORCEMENT

SECTION 103 CODE COMPLIANCE AGENCY is adopted in its entirety with the following amendment:

103.1 Creation of Agency is amended to read as follows:

The Santa Barbara County Fire Department is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

SECTION 104 DUTIES AND POWERS OF THE FIRE CODE OFFICIAL is adopted in its entirety with the following amendment:

104.7 Official Records is amended to read as follows:

The fire code official shall retain official records for not less than five years unless otherwise provided by other regulations.

SECTION 105 PERMITS is amended by adopting and amending the following:

105.3.1 Expiration is adopted and amended to read as follows:

An operational permit shall remain in effect until reissued, renewed or revoked, or for such a period of time as specified in the permit. Permits are not transferable and any change in occupancy, operation, tenancy or ownership shall require that a new permit be issued.

105.5.3 Amusement areas is amended by adding the following:

1. 50 – 100 occupants
2. 101 – 300 occupants
3. Over 300 occupants

105.5.5 Carnivals and fairs is amended by adding the following:

1. 50 – 100 occupants
2. 101 – 300 occupants
3. Over 300 occupants

105.5.13 Dry cleaning is adopted in its entirety

105.5.18 Flammable and combustible liquids is amended by adding the following:

12. A permit is required to maintain non-operational Petroleum Facilities.

105.5.19 Floor finishing is adopted in its entirety

105.5.20 Fruit and crop ripening is adopted in its entirety

105.5.22 Hazardous materials Is adopted in its entirety

105.5.26 Indoor plant cultivation is adopted in its entirety

105.5.30 LP-gas is adopted in its entirety

105.5.32 Magnesium is adopted in its entirety

105.5.33 Miscellaneous combustible storage is adopted in its entirety

105.5.35 Motor fuel-dispensing facilities is adopted in its entirety:

105.5.36 Open burning is adopted and amended as follows:

1. Tier I Agricultural
2. Tier II Agricultural
3. Backyard
4. Fire Hazard Reduction
5. LE 5 (General Burn)
6. LE 7 (Broadcast Burn)

105.5.37 Open flames and torches is adopted in its entirety and amended to read as follows:

An operational permit is required to remove paint with a torch; or to use a torch or open-flame device in the State Responsibility Area, Very High Fire Hazard Local Responsibility Area or a wildfire risk area.

105.5.38 Open flames and candles is adopted in its entirety

105.5.39 Organic coatings is adopted in its entirety

105.5.40 Outdoor assembly event is amended to read as follows:

An operational permit is required to conduct any outdoor assembly event with a planned attendance exceeding 300 people, or when other activities regulated by the Fire Code are involved.

105.5.41 Places of assembly is adopted and amended as follows:

1. 50 – 100 occupants
2. 101 – 300 occupants
3. Over 300 occupants

105.5.45 Pyroxylin plastics is adopted in its entirety

105.5.46 Refrigeration equipment is adopted in its entirety

105.5.47 Repair garages and motor fuel-dispensing facilities is adopted in its entirety

105.5.49 Spraying or dipping is adopted in its entirety

105.5.50 Storage of scrap tires and tire byproducts is adopted in its entirety

105.5.51 Temporary membrane structures, special event structures and tents is adopted and amended to read as follows:

1. Between 401 - 1600 square feet

2. Between 1601 – 3200 square feet

3. Over 3200 square feet

105.5.52 Tire-rebuilding plants is adopted in its entirety

105.5.54 Wood products is adopted in its entirety

105.5.56 Temporary heating or cooking in wildfire risk areas is adopted in its entirety

105.6 Required construction permits is amended by adopting the following:

105.6.2 Automatic sprinkler systems is adopted in its entirety.

SECTION 106 CONSTRUCTION DOCUMENTS is adopted in its entirety.

SECTION 107 TEMPORARY STRUCTURES, USES, EQUIPMENT AND SYSTEMS is adopted in its entirety

SECTION 108 FEES is adopted in its entirety and amended to read as follows:

108.2 Schedule of permit fees is amended to read as follows:

Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority (see Santa Barbara County Code, Chapter 15, Article V Fees).

SECTION 109 INSPECTIONS is adopted in its entirety.

SECTION 110 MAINTENANCE is adopted in its entirety.

SECTION 111 SERVICE UTILITIES is adopted in its entirety.

SECTION 113 VIOLATIONS is adopted in its entirety and amended as follows:

113.4 Violation Penalties is amended to read as follows:

Violation penalties are covered under Santa Barbara County Code, Chapter 15, Article VI, Violations-Legal Actions and Chapter 24A-Administrative Fines.

SECTION 114 STOP WORK ORDER is adopted in its entirety and amended as follows:

114.4 Failure to Comply is amended to read as follows:

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed by the fire chief or designee to perform to remove a violation or unsafe condition, is guilty of an infraction as described in Santa Barbara County Code, Chapter 15, Article VI, Violations-Legal Actions.

SECTION 115 UNSAFE STRUCTURES OR EQUIPMENT is adopted in its entirety

(b) **CHAPTER 2 — DEFINITIONS**

SECTION 202 GENERAL DEFINITIONS is amended by adding the following definitions:

ENCLOSED. Areas of a building provided with at least three or more surrounding walls that are less than sixty-five (65) percent open on each wall.

ENCLOSED BUILDING AREA. The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building provided that can be considered enclosed shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

FIRE AND LIFE HAZARD. "Fire and life hazard" means any condition, arrangement, or act which will increase, or may cause an increase of, the hazard or menace of fire or a hazardous material release (spill, leak, etc.) to a greater degree than customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire and responding to hazardous material releases; or which may obstruct, delay, or hinder egress from a facility or building, or may become the cause of obstruction, delay or hindrance to the prevention, suppression, or extinguishment of a fire or hazardous material release. When a Fire and Life Hazard has been determined to exist by the fire chief it shall be considered a public nuisance.

FIRE PROTECTION CERTIFICATE (FPC). Is the application for review of construction permits and /or documents by the Santa Barbara County Fire Department when required by Chapter 15 of the Santa Barbara County Code.

PETROLEUM FACILITIES. Shall, for the purpose of this code, be designated by the fire chief and include, but not be limited to, tanks, compressors, pumps, vessels, and other large equipment or structures pertinent to oil field operations sited at a single location.

(c) **CHAPTER 3 — GENERAL REQUIREMENTS**

SECTION 304 — COMBUSTIBLE WASTE MATERIAL

304.1.2 Waste material is amended to read as follows:

When determined to be a fire hazard, accumulations of wastepaper, wood, hay, straw, weeds, litter, or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, alley, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreational vehicle or other similar structure.

304.1.3 Vegetation is amended to read as follows:

When determined to be a fire hazard, weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with Chapter 49.

SECTION 305 — IGNITION SOURCES is adopted in its entirety.

SECTION 306 — MOTION PICTURE PROJECTION ROOMS AND FILM is adopted in its entirety.

SECTION 307 — OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES is adopted in its entirety.

SECTION 308 — OPEN FLAMES is adopted in its entirety.

SECTION 309 — POWERED INDUSTRIAL TRUCKS AND EQUIPMENT is adopted in its entirety.

SECTION 310 — SMOKING is adopted in its entirety.

SECTION 311 — VACANT PREMISES is adopted in its entirety.

(d) **CHAPTER 4 — EMERGENCY PLANNING AND PREPAREDNESS**

SECTION 404 FIRE SAFETY, EVACUATION AND LOCKDOWN PLAN is adopted in its entirety and amended to read as follows:

404.1 General is amended to read as follows:

Where required by Section 403 or other sections of this code, or the fire code official, fire safety, evacuation and lockdown plans shall comply with Sections 404.2 through 404.4.1.

404.2.2 Fire safety plans is amended to read as follows:

Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy including the following:
 - 2.1. Procedures for notifying occupants, including areas with a private mode alarm system.
 - 2.2. Procedures for occupants under a defend-in-place response.
 - 2.3. Procedures for evacuating occupants, including those who need evacuation assistance.
3. Site plans indicating the following:
 - 3.1. The occupancy assembly point.
 - 3.2. The locations of fire hydrants.
 - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
 - 4.1. Exits.
 - 4.2. Primary evacuation routes.
 - 4.3. Secondary evacuation routes.
 - 4.4. Accessible egress routes.
 - 4.4.1. Areas of refuge.
 - 4.4.2. Exterior areas for assisted rescue.
 - 4.5. Refuge areas associated with smoke barriers and horizontal exits.
 - 4.6. Manual fire alarm boxes.
 - 4.7. Portable fire extinguishers.
 - 4.8. Occupant-use hose stations.
 - 4.9. Fire alarm annunciators and controls.

5. A list of major fire and life safety hazards associated with the normal use and occupancy of the premises, including maintenance, housekeeping, recommended initial actions, containment and control plans, and long-term mitigation procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

(e) **CHAPTER 5 - FIRE SERVICE FEATURES**

SECTION 501 GENERAL

501.1 Scope is amended to read as follows:

Fire service features for buildings, structures, and premises shall comply with this chapter, California Code of Regulations Title 14, and the Santa Barbara County Fire Department Development Standards.

SECTION 503 FIRE APPARATUS ACCESS ROADS is adopted in its entirety with the following amendments:

503.1 Where required is amended to read as follows:

Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3, California Code of Regulations Title 14, and the Santa Barbara County Fire Department Development Standards.

503.2 Specifications is amended to read as follows:

Fire apparatus access roads shall be installed and arranged in accordance with Section 503.2.1 through 503.2., California Code of Regulations Title 14, and the Santa Barbara County Fire Department Development Standards.

503.2.1 Dimensions is amended to read as follows:

Fire apparatus access roads shall have an unobstructed width in accordance with California Code of Regulations Title 14 and the Santa Barbara County Fire Department Development Standards and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.5 Dead ends is amended to read as follows:

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length or when deemed needed, by the fire code official, for fire apparatus safety shall be provided with an approved area for turning around fire apparatus.

503.6 Security gates is amended to read as follows:

The installation of security gates across a fire access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. The installation of security gates across a fire apparatus access

road or driveway shall be in accordance with California Code of Regulations Title 14 and the Santa Barbara County Fire Department Development Standards.

SECTION 504 ACCESS TO BUILDING OPENINGS AND ROOFS

504.3 Stairway Access to Roof is amended to read as follows:

New buildings four or more stories above grade plane, or when provisions of section D105 are required, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1011.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where the roof is a vegetative roof, includes a landscaped room area, or is used for other purposes, stairways shall be provided as required for such occupancy classification.

SECTION 505 PREMISES IDENTIFICATION

505.1 Address identification is amended to read as follows:

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of $\frac{1}{2}$ inch (12.7 mm) unless the fire code official determines the need for taller and/or wider characters for identification and public safety. Addresses for residential buildings shall be reflectorized. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

505.1.1 Mixed-use Building is added to read as follows:

A notification system shall be installed in a manner and location approved by the fire chief, which indicates the presence of residential dwelling units.

505.1.2 Addresses for Buildings is added to read as follows:

All buildings shall be issued an address by the local jurisdiction which conforms to the local jurisdiction's addressing system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.

505.1.3 Address Modifications is added to read as follows:

When deemed necessary by the fire chief, to provide for fire and life safety, an address assignment shall be modified.

505.2 Street or road signs is amended to read as follows:

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant, reflectorized and be maintained until replaced by permanent signs.

505.3 Road Naming is added to read as follows:

All public and private access roads shall be named in accordance with the Santa Barbara County Fire Department Development Standards and the County Land Use and Development Code.

(f) **CHAPTER 9 FIRE PROTECTION SYSTEMS**

SECTION 901 GENERAL

901.4 Fire protection and life safety systems is amended to read as follows:

Fire protection and life safety systems shall be installed, repaired, operated and maintained in accordance with this code, the California Building Code, and the Santa Barbara County Fire Department Development Standards.

901.4.1 Required fire protection and life safety systems is amended to read as follows:

Fire protection and life safety systems required by this code, the California Building Code or the Santa Barbara County Fire Department Development Standards shall be installed, repaired, operated, tested, and maintained in accordance with this code and the Santa Barbara County Fire Department Development Standards. A fire protection or life safety system for which a design option, exception or reduction to the provisions of this code, the California Building Code or the Santa Barbara County Fire Department Development Standards has been granted shall be considered to be a required system.

901.4.2 Nonrequired fire protection and life safety systems is amended to read as follows:

Fire protection and life safety systems or portion thereof not required by this code, or the California Building Code, shall be allowed to be furnished for partial or complete protection provided that such installed systems meet the applicable requirements of this code, the California Building Code, and the Santa Barbara County Development Standards.

901.6 Inspection, testing and maintenance is amended to read as follows:

Fire protection and life safety systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection and life safety systems and equipment shall be inspected, tested and maintained or removed in accordance with Section 901.8. Nonrequired fire protection systems shall only be removed after obtaining written permission from the fire code official.

SECTION 902 DEFINITIONS

902.1 Definitions is amended by adding the following:

ENCLOSED BUILDING AREA

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

903.1 General is amended to read as follows:

Automatic sprinkler systems shall comply with this section and the Santa Barbara County Fire Department Development Standards.

903.2 Where required is amended to read as follows:

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12, Sections 903.2.14 through 903.2.21 and Section 903.7.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.

903.3.1.2 NFPA 13R sprinkler system is amended to read as follows:

Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R *as amended in Chapter 80* where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. For other than Group R-2 occupancies, the floor level of the highest story is 30 feet (9144 mm) or less above the lowest level of fire department vehicle access.

For Group R-2 occupancies, the roof assembly is less than 45 feet (13 716 mm) above the lowest level of fire department vehicle access. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance.

3. The floor level of the lowest story is 30 feet (9144 mm) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with section 510.2 and 510.4 of the California Building Code shall be measured from grade plane.

Exception: Any building or structure that meets the requirements of section D105 will be required to follow Section 903.3.1.1.

903.4.3.1 Alarms in one- and two-family dwellings is added to read as follows:

For one-and two-family dwellings, an approved audible sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow 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.

903.7 Santa Barbara County automatic sprinkler systems is added to read as follows:

The provisions of this section shall be applicable to all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the County, except the areas within the Carpinteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs Lands, unless otherwise specified by this Chapter. If any part of this article is in conflict with any other part, the more restrictive provisions shall be controlling.

903.7.1 Locations required is added to read as follows:

Concurrent with provisions in the California Fire Code, California Building Code, California Residential Code, and in the Santa Barbara County Code, automatic fire sprinkler systems shall be installed and maintained in the locations specified as follows:

1. All new one- and two-family dwellings and townhouses (R-3 Occupancies). (2025 California Residential Code, Chapter 3, Section R-313 Automatic Fire Sprinkler Systems / 2025 California Building Code Chapter 9, Section 903.2.8 Group R)
2. New non-residential buildings and structures with a final enclosed building area of 3,600 square feet or more.

New non-residential buildings or new structures (including prefabricated or relocated structures) for which application for building permits are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, which have an enclosed building area of 3,600 square feet or more; and

3. New buildings and structures located outside the Urban Limit Boundary.

New buildings or new structures (including prefabricated or relocated structures) for which application for building permits are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, that are constructed (regardless of square footage) outside of the "Urban Limit Boundary" (as defined in the land use element, definition section of the Santa Barbara County General Plan).

4. Modification to existing buildings and structures, other than Group R.

Existing buildings or structures with an enclosed building area of 3,600 square feet or more for which applications for modification, alterations or additions are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, or any local jurisdiction within the County serviced by the Santa Barbara County Fire Department, where:

- (a) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 70% or more of the existing exterior walls of the building or structure; or
- (b) Aggregate alterations or modifications change or rearrange the original planned configuration of walls or full height partitions and involves 70% or more of the existing enclosed building area of the building or structure; or
- (c) Subsequent to any addition of square footage, the total enclosed building area of the building or structure is 3,600 square feet or more.

5. Modification to existing Group R buildings or structures.

Existing Group R buildings or structures for which applications for modification, alterations, or additions are officially filed or required to be filed with the Santa Barbara County or any City within the County serviced by Santa Barbara County Fire Department, where:

- (a) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 70% or more of the existing exterior walls of the building or structure; or
- (b) Aggregate alterations or modifications change or rearrange the original planned configuration of walls or full height partitions and involves 70% or more of the existing enclosed building area of the building or structure; or

- (c) Subsequent to any addition of square footage, the total enclosed building area of the building or structure is 3,600 square feet or more.

6. Modification to existing buildings and structures located outside the Urban Limit Boundary.

Existing buildings or structures for which applications for modification, alterations, or additions are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, or any local jurisdiction within the County serviced by the Santa Barbara County Fire Department, that are located outside of the "Urban Limit Boundary" (as defined in the land use element, definition section of the Santa Barbara County General Plan), where:

- (a) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 70% or more of the existing exterior walls of the building or structure; or
- (b) Aggregate alterations or modifications change or rearrange the original planned configuration of walls or full height partitions and involves 70% or more of the existing enclosed building area of the building or structure; or
- (c) The addition of square footage is five hundred square feet or more to the enclosed building area for non-residential or one thousand square feet or more to the enclosed building area for residential; or
- (d) Subsequent to any addition of square footage, the total enclosed building area of the building or structure is 3,600 square feet or more.

7. Any change of occupancy where the new occupancy would be required to have fire sprinklers.

8. When fire sprinklers are installed in buildings or structures, they shall be installed throughout the entire building or structure.

NOTE: Any additional square footage added after January 1st, 2017 shall be accumulative towards the total enclosed building area listed in Section 903.7.1 #6 above.

Exceptions:

1. Section 903.7.1 shall not apply to any agricultural buildings, including greenhouses, as defined in the California Building Code, which would otherwise be included within the requirements of this section, provided that:

Whenever there is any change in the use or occupancy of such building so that it no longer meets the above-listed definition of agricultural building, the building must have a sprinkler system installed prior to making such change of use or occupancy in all areas of the building which would have been required to have sprinklers but for the existence of the exception set out in this subsection;

2. Other detached Group U buildings, as defined by the California Building Code, may be exempted from Section 903.7.1 on a case-by-case basis in writing by the fire chief and the Building Official (subject to the same occupancy change conditions as noted in "Exception 1" above).

3. Buildings classified as Group S-2, as defined by the California Building Code, may be exempted from Section 903.7.1 on a case-by-case basis in writing by the fire chief (subject to the same occupancy change conditions as noted in "Exception 1" above).

SECTION 905 STANDPIPE SYSTEMS

905.3 Required installations is amended to read as follows:

Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.10 or when required by the fire code official. Standpipe systems are allowed to be combined with automatic sprinkler system installation.

Exception:

1. Standpipe systems are not required in Group R-2 townhouses.
2. Standpipe systems are not required in Group R-3 occupancies.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS is amended by adding the following:

907.2.30 Mixed-use buildings is added to read as follows:

Where residential occupancies are combined with commercial occupancies, a monitored fire alarm system shall be installed which notifies all occupants in the event of a fire. The system shall include automatic smoke detection throughout the commercial and common areas.

(g) CHAPTER 11 – CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

SECTION 1104 MEANS OF EGRESS FOR EXISTING BUILDINGS

1104.3 Exit sign illumination is adopted in its entirety.

1104.4 Power source is adopted in its entirety.

1104.5 Illumination emergency power is adopted in its entirety.

1104.5.1 Emergency power duration and installation is adopted in its entirety.

(h) CHAPTER 12 – ENERGY SYSTEMS

SECTION 1205 SOLAR PHOTOVOLTAIC POWER SYSTEMS

1205.5 Ground-mounted photovoltaic panel systems is amended to read as follows:

Ground-mounted photovoltaic panel systems shall be installed in accordance with this section and the Santa Barbara County Fire Department Development Standards. Setback requirements shall not apply to ground-mounted, free-standing photovoltaic arrays.

(i) CHAPTER 33 – FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

3307.2 Water supply for fire protection is amended to read as follows:

An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible building materials arrive on the site, on commencement of vertical combustible construction and on installation of a standpipe system in buildings under construction, in accordance

with Sections 3307.2.1 through 3307.4. A temporary water supply system shall only be allowed upon written approval of the fire code official.

Exception: The fire code official is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

- (j) **APPENDIX A — BOARD OF APPEALS** is adopted and amended by deleting the existing language and inserting the following:

SECTION A101 GENERAL

A101.1 Scope. To determine the suitability of alternate materials and types of construction and to provide reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals.

A101.2 Membership and Appointment. The board of appeals shall consist of five members who are qualified by experience and training to pass judgment upon pertinent matters. The members shall be appointed by the Board of Supervisors and shall hold office at their pleasure. Each member of the executive body has the right to appoint a member that resides in or out of their supervisor district.

A101.3 Quorum. Three members shall constitute a quorum for a hearing.

A101.4 Clerk of the Board. The County Executive Office shall serve as the clerk of the board of appeals.

A101.5 Rules and Regulations. The Board of Supervisors shall adopt reasonable rules and regulations for conducting board of appeals hearings and investigations. The board of appeals may adopt guidelines for the conduct of their hearings and investigations, as they deem appropriate.

A101.6 Decisions. The board of appeals shall render decisions and findings in writing to the fire chief, with a duplicate copy to the appellant. The decisions of the board of appeals may be appealed de novo to the board of supervisors, at the option of the appellant or fire chief, provided that, a request is made in writing to the clerk of the board of supervisors within 20 days after the decision of the board of appeals was served on the parties. If the decision of the board of appeals is not appealed to the board of supervisors, it shall be final and only subject to review by writ of mandate to the superior court. If the decision of the board of appeals is appealed to the board of supervisors, the decision of the board of supervisors shall be final and only subject to review by writ of mandate to the superior court.

NOTE: If a majority of the board of supervisors determines that its prior involvement with an appellant, prevents it from serving as a reasonably, impartial, non-involved decision maker, it shall decline to hear the appeal. If the board of supervisors declines to hear an appeal, the decision of the board of appeals shall be deemed final and only subject to review by writ of mandate to the superior court.

A101.7 Terms of office. The term of office of a member of the board of appeals shall coincide with the term of office of the County Supervisor that appointed the member.

A101.8 Stay of enforcement. The filing of an appeal application shall not stay an enforcement order. However, the fire chief may modify, in his or her sole discretion, an enforcement order during the pendency of an appeal.

A101.9 Subpoena powers. The subpoena powers of the Board of Supervisors set forth in Article 9, Section 25170 et seq. of the Government Code are delegated to the board of appeals and shall apply to all hearings and investigations under the board of appeals' jurisdiction.

A101.10 Fees. A fee of two hundred dollars shall be paid by the appellant to the clerk of the board of appeals at the time of application for a hearing before the board of appeals. If the decision of the board of appeals is appealed to the board of supervisors, an additional fee of four hundred and forty-three dollars shall be paid by the appealing party, to the clerk of the board of supervisors, at the time of application for a hearing before the board of supervisors.

A101.11 Jurisdiction. This appeal process shall apply to disputes within the unincorporated area of the fire district, within incorporated areas of the fire district and within incorporated areas outside of the fire district where the fire department provides service by contract. However, a city council of an impacted city, may adopt an alternative procedure for reviewing decisions of the board of appeals.

(k) **APPENDIX B – FIRE FLOW REQUIREMENTS FOR BUILDINGS** is amended to read as follows:

SECTION B106 REFERENCED STANDARDS

TABLE B106.1 – REFERENCED STANDARDS

STANDARD ACRONYM is amended to reference NFPA 1142-17

(l) **APPENDIX C - FIRE HYDRANT LOCATIONS AND DISTRIBUTION**

C101.1 Scope is amended to read as follows:

In addition to the requirements of Section 507.5.1, fire hydrants shall be provided in accordance with this appendix and the Santa Barbara County Fire Department Development Standards for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction.

Exception: SFM Group B, S-2 and U occupancies having an enclosed floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

1. California State Parks buildings of an accessory nature (restrooms).
2. Safety roadside rest area, (SRR), public restrooms.
3. Truck inspection facilities, TIF, California Highway Patrol (CHP) office space and vehicle inspection bays.
4. Sand/salt storage buildings, storage of sand and salt.

(m) **APPENDIX D - FIRE APPARATUS ACCESS ROADS** is adopted in its entirety is amended to read as follows:

SECTION D101 GENERAL

D101.1 Scope is amended to read as follows:

Fire department access roads shall be in accordance with this appendix and all other applicable requirements of the 2025 California Fire Code and Santa Barbara County Fire Department Development Standards.

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units is amended to read as follows:

Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units not located in a Very High or High Fire Hazard Severity Zone in the SRA or LRA may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments is amended to read as follows:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required when the development is not located in a Very High or High Fire Hazard Severity Zone in the SRA or LRA.
2. The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

(n) **APPENDIX P – TEMPORARY HAUNTED HOUSES, GHOST WALKS AND SIMILAR AMUSEMENT USES** is adopted in its entirety.

(o) **APPENDIX Q – COMMUNITY WILDLAND-URBAN INTERFACE (WUI) FIRE HAZARD EVALUATION FRAMEWORK** is adopted in its entirety.

(Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-4. - Findings with regard to geological, topographical and climatic conditions.

The Board hereby finds that all amendments, including additions and deletions, to the CFC are based upon the following geological, topographical and climatic conditions in the area protected by the Santa Barbara County Fire Department. Those conditions include:

- (a) That Santa Barbara County is prone to extreme weather conditions, from hot, dry winds from the north and the east (Sundowner and Santa Ana winds), to strong westerly (coastal) winds, which greatly

enhance the ability for fire to spread as reflected in devastating recent fires. In addition, the topographical layout and features of the county make the area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance;

- (b) The present firefighting resources of this county are constrained in their efforts to control fires in large unsprinklered buildings within the urban limit boundary and all buildings outside of the urban limit boundary as designated in the county comprehensive plan;
- (c) Geologic and topographic conditions in the county result in extended response times for firefighting resources, which may contribute to greater life and property loss in large unsprinklered buildings within the urban limit boundary and in all structures outside of the urban limit boundary; and
- (d) Climatic conditions and flammable vegetation contribute to the extreme high fire hazard severity in the county, resulting in numerous wildland fires, which draw existing fire department resources from their structure protection areas for extended periods of time. This in turn extends response times, which may contribute to greater life and property loss in large unsprinklered buildings within the urban limit boundary and in all structures outside of the urban limit boundary.

(Ord. No. 4986, §§ 1, 2, 12-6-2016)

Article II. - Reserved

Secs. 15-30 through 15-46. - Reserved.

Article III. - Fire Development Impact Mitigation Fees

Sec. 15-48. - Findings.

- (a) To mitigate impacts caused by new development projects within the fire department's service area, a fire facility, apparatus and equipment development impact mitigation fee is necessary. The fee is needed to finance fire facilities, apparatus and equipment necessary to serve new development and to assure new development projects pay their fair share for these facilities.
- (b) Title 7, Chapter 5, Section 66000 et seq. of the California Government Code provides that development impact fees may be enacted and imposed on development projects. The board of supervisors finds and determines that:
 - (1) New development projects cause the need for construction, expansion and/or improvement of fire facilities within the fire department's service area.
 - (2) Funds for construction, expansion and/or improvement of fire facilities are not available to accommodate the needs caused by new development projects, which will result in inadequate fire facilities, apparatus and equipment within the fire department's service area.
- (c) The board of supervisors finds that the public health, safety, and general welfare will be promoted by the adoption of a fire facility, apparatus and equipment development impact fee for the construction, expansion, and/or purchase of fire facilities, apparatus and equipment to serve new development and maintain existing levels of service; the need for which is caused by new development projects. In establishing a development impact fee, the board of supervisors finds the fee consistent with the Santa Barbara County comprehensive plan/land use element.
- (d) Pursuant to Government Code Section 65913.2, the board of supervisors has considered the effects of the fees with respect to the county's housing need as established in the housing element of the general plan.
- (e) Pursuant to Title 14 California Code of Regulation, Sections 15061(b)(3) the board of supervisors finds that this article is exempt from the California Environmental Quality Act.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-49. - Definitions.

Words when used in this article, and in resolutions adopted under the authority of this article, shall have the following meanings:

- (a) "Santa Barbara County Fire Protection District" ("fire department's service area") means the unincorporated area within the County of Santa Barbara and private lands within the Los Padres National Forest and the incorporated city of Buellton, Solvang, Goleta, and the University of California, Santa Barbara but does not include the federal lands of Vandenberg Air Force Base, Bureau of Indian Affairs land, the Los Padres National Forest the Montecito fire protection district or the Carpinteria-Summerland fire protection district.
- (b) "New development" or "development project" means any change to unimproved or improved real property, including but not limited to, replacement, expansion, construction, or alteration of buildings or structures, which results in a net increase in square footage). Any expansion of outdoor areas in conjunction with existing or proposed structural development which would lead to an increase in intensity of use on a parcel shall be considered new development for the purposes of this article.
- (c) "Building" means a structure having a roof supported by columns or walls and intended for shelter, housing, or enclosure of any person, animal, or chattel.
- (d) "Structure" means anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, excluding mobilehomes located in a mobilehome park.
- (e) "Single family housing" means any detached living area which comprises an independent self-contained dwelling unit, including kitchen or cooking facilities, and is occupied or suitable for occupation as a residence for eating, living, and sleeping purposes. Commonly referred to as a single family dwelling.
- (f) "Other residential housing" means any detached or attached living area which is comprised of multiple (two or more) self-contained dwelling units, including kitchen or cooking facilities, and is occupied or suitable for occupation as a residence for eating, living, and sleeping purposes. Commonly referred to as duplexes, tri-plexes, apartments, condominiums, or any other dwelling not considered a single family dwelling.
- (g) "Mixed use" means any urban, suburban, village development, or single building that blends a combination of residential, retail, commercial, cultural, institutional, or industrial uses. Fee calculations for mixed use development will be calculated based on the amount of square footage for each separate type of use.
- (h) "Retail/commercial" is defined as non-manufacturing business establishments, including, but not limited to, hotels, restaurants, wholesale businesses, retail stores, and health, social and educational institutions.
- (i) "Office" means establishments providing direct services to customers, professional and medical office buildings. Including but not limited to business/service, executive headquarters, processing such as information processing and computer-dependent and/or telecommunications-based activities, professional and administrative services.
- (j) "Industrial" means manufacturing buildings, including but not limited to, food processing, manufacturing, metal processing, pulp and paper firms, voltage optimization, water and wastewater systems, transport processing or other activity involving farm products off-farm. In particular, it includes fixed pieces of equipment, buildings or complexes used to produce goods in connection with, or as part of, any process or system.

- (k) "Warehouse/distribution" means buildings devoted to the storage and/or distribution of non-agricultural products. A distribution center for a set of products is a warehouse or other specialized building, which is stocked with products (goods) to be redistributed to retailers, to wholesalers, or directly to consumers.
- (l) "Agricultural" means a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products, including other agricultural structures located on agriculturally zoned land other than residential, retail or office space. This structure shall not be a place of human habitation.
- (m) "Greenhouses" are structures that are designed and used primarily for the cultivation, maintenance, or protection of plants. Greenhouses are constructed for agricultural production, educational purposes and research.
- (n) "Commercial renewable energy facility" means an energy generation facility using renewable fuel sources including, but not limited to solar where the energy is generated is used to meet off-site energy needs.
- (o) "Mobilehome" means a factory assembled structure, transportable in one or more sections, that is constructed according to the Mobile Home Construction and Safety Standards, Part 280 of the Code of Federal Regulations, Title 24, with or without a permanent foundation and not including recreational vehicles.
- (p) "Mobilehome park" means any area tract of land where two or more mobilehome spaces are rented, leased, or offered for rent or lease to accommodate mobilehomes used for human habitation. The rental paid for any such mobilehome shall be deemed to include rental for the lot it occupies.
- (q) "Apparatus" means and includes but is not limited to fire engines, brush engines, utility vehicles, staff vehicles, water tenders, bulldozers, rescue vehicles, and paramedic ambulances.
- (r) "Equipment" means and includes but is not limited to ladders, fittings, hoses, radios, technology equipment and software, cellular telephones, tools, safety clothing, breathing apparatus, hazardous materials equipment and medical and rescue equipment.
- (s) "Fee" means a monetary exaction, other than a tax or special assessment that is charged by the County of Santa Barbara in connection with approval of a development project for the purpose of defraying all, or a portion of, the cost of fire facilities, apparatus and equipment related to the development project or subdivision.
- (t) "Subdivision" means the division of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale or lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if separated by roads, streets, utility easement or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in subdivision (f) of Section 1351 in the California Civil Code, a community apartment project as defined in subdivision (d) of Section 1351 of the California Civil Code, or the conversion of five or more existing dwelling units to a stock cooperative, as defined in subdivision (m) of Section 1351 of the California Civil Code, as the same presently exists or may hereafter be amended.
- (u) "Fire facilities" means and includes public improvements, and community amenities identified in the county's five-year capital improvement plan including but not limited to the building of fire stations, permit approvals, land purchase and utility connection fees, etc. and related planning, engineering, and construction costs.
- (v) "Fire impacts" means any development project which generates an increased demand for fire protection services.
- (w) "AB 1600 mitigation fee justification study" means the Fire Impact Fee Nexus Study prepared for the Santa Barbara County Fire Department Service area dated September 2014.

- (x) "Capital improvement plan" or "CIP" means the plan for fire facility capital improvements as identified in the county's five-year CIP or their successor, as adopted or updated annually by the board of supervisors. The capital improvement plan indicates the approximate location, size, time of availability and estimated cost of capital improvements to be financed with impact mitigation fees and appropriate money for capital improvement projects.
- (y) "Board of supervisors" means the board of supervisors of the county.
- (z) "County" means the County of Santa Barbara, a political subdivision of the State of California.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-50. - Adoption of fire facility development impact fee.

- (a) Pursuant to this article, fire development impact mitigation fees shall be adopted from time to time by resolution of the board of supervisors after a noticed public hearing. Such fee, when adopted, shall be a condition of permit approval for new development projects within the fire department service area.
- (b) In adopting the resolution, the board of supervisors shall:
 - (1) Identify the purpose of the fee;
 - (2) Identify the use to which the fee is to be put;
 - (3) Determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
 - (4) Determine a reasonable relationship between the need for the fire facilities, apparatus and equipment and the impacts from the type of development project on which the fee is imposed;
 - (5) Determine a reasonable relationship between the amount of the fee and the cost of the fire facilities, apparatus and equipment or portion of the fire facilities, apparatus and equipment; and
 - (6) Establish a schedule of fire development impact mitigation fees.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-51. - Applicability of fees.

- (a) A fire facility, apparatus and equipment development impact fee shall be charged upon the permit approval for any of the following new development within the fire department service area:
 - (1) The construction or installation of new single-family and other residential development (e.g., second units, condominiums, mobile homes, apartments, duplexes) residential units.
 - (2) Additions to existing residential units that add a new residential unit as defined by Section 15-49(b).
 - (3) New structures, such as detached garages, sheds, etc. equal to or exceeding 120 square feet which are added to an existing residential structure but which do not add to a dwelling unit.
 - (4) The construction or installation of any new retail/commercial, office, industrial, warehouse/distribution, or agricultural buildings, including any additions to such existing buildings which add more than five hundred square feet of enclosed floor area.
 - (5) The construction or installation of commercial renewable energy facilities.
- (b) Fire development impact mitigation fees are applicable within each of the cities served by the fire department sixty days after adoption of the fees by each respective city.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-52. - Exemptions.

Imposition of fire development impact mitigation fees shall be as specified in Section 15-51, except that the following types of development projects shall be exempt from such fees:

- (a) The replacement of an existing structure which was destroyed by fire or other calamity, demolished or removed by the owner, provided that the replacement structure is (1) rebuilt on the same parcel, (2) does not exceed the size of the structure being replaced, and (3) the application for a building permit to replace such structure is filed within six months after destruction of the structure. If the replacement structure is larger than the destroyed structure, the waiver of the fee shall apply only to the amount of enclosed floor area in the original structure. Any additional enclosed floor area of a replacement structure shall be considered an addition to an existing structure and shall be assessed fees as described in the resolution.
- (b) Any addition to an existing mobilehome as defined in Section 15-49(n) that is placed on an existing mobilehome space that was previously assessed a fire facility development impact fee.
- (c) Any new nonresidential structure of less than one hundred twenty square feet, with a California Building Code classification of U-1.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-53. - Timing of fee payment.

(a) Imposition of Fees.

- (1) Fees shall be imposed at the time of approval of any discretionary permit for development or if the proposed development does not require any discretionary approvals, at the time of any other permit required for the development to proceed, including but not limited to building permits. The applicant pays according to the schedule of fees in place on the date the fees are paid.
- (2) The schedule of fees in effect on the date the vesting tentative map or vesting tract map for a development project is deemed complete determines the applicable fee imposed on the subject map. If there is no vesting map, the applicant pays according to the schedule of fees in place on the date the fees are paid.
- (3) When the applicant applies for a new permit following the expiration of a previously issued permit for a development project for which fees were paid, another fee payment is not required unless (1) the project has been changed in a way that alters its fire facility development mitigation impact, or (2) the schedule of fees has been amended during the interim. In this event, the applicant pays the appropriate increase or decrease in the fees.
- (4) When fees are paid for a development project and the development project is abandoned without any further action beyond the obtaining of a permit or an approval, the payor shall be entitled to a refund of the fees paid.

(b) Payment of Fee.

- (1) Except as set forth in subsection (b)(2) and (3) of this section, fire development impact mitigation fees shall be paid on the date the final inspection is approved or the date the certificate of occupancy is issued, whichever occurs first.
- (2) For residential development containing more than one dwelling unit, the developer may request that the fees be paid in installments based on the phasing of their development project. The decision whether to allow installment payments shall be determined by the county fire chief. Any fee installment shall be paid at the time when the first dwelling unit within each phase of development has received its final inspection.

- (3) The county may require the payment of fees at an earlier time if the fees will be collected for public improvements of facilities for which an account has been established and funds appropriated and for which the county has adopted a proposed construction schedule or plan prior to final inspection, or the fees are to reimburse the local agency for expenditures previously made.
- (4) If, for any reason, a permit or certificate of occupancy is issued without the payment of the fee required by this article or without written evidence establishing that the provisions of this article have otherwise been satisfied, the applicant shall remain liable for payment of the fee to county fire.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-54. - Fee adjustment.

- (a) A developer of any project, or a subdivider of any land, subject to the payment of fees pursuant to this article may appeal to the board of supervisors for a reduction, adjustment, or waiver of any fire development impact mitigation fee(s) based upon the absence of any reasonable relationship or nexus between the fire impacts of the project or subdivision and either the amount of the fee(s) charged or the type of fire facilities to be financed. The appeal shall be made in writing, shall state the factual basis for the claim of reduction, adjustment or waiver, and shall be submitted to the county fire chief within fifteen calendar days following imposition of the fire development impact mitigation fee.
- (b) The fire chief shall review the appeal, develop recommended actions to be taken by the board of supervisors, and submit both the appeal and recommended actions to the board of supervisors for their consideration at a public hearing to be conducted within sixty days after the filing of the appeal. The decision of the board of supervisors shall be final. If a reduction adjustment or waiver is granted, any change in use from the project as approved shall invalidate the waiver, adjustment or reduction of the fee.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-55. - Fee account.

- (a) Upon receipt of a fee subject to this article, the county shall deposit, invest, account for and expend the fire development impact mitigation fees pursuant to California Government Code 66006.
- (b) Fire development impact mitigation fees paid shall be held by the county fire department in a separate fire development impact mitigation fee account to be expended for the purpose for which they were collected. The county fire department shall retain all interest earned on the fees in such accounts and shall allocate the interest to the accounts for which the original fee was imposed.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-56. - Use of funds.

- (a) Funds collected from fire development impact mitigation fees shall be used to acquire, construct, and install fire facilities, equipment or apparatus or reimburse costs of previously constructed facilities, or previously purchased equipment or apparatus that serve the new development.
- (b) No funds collected pursuant to this article shall be used for periodic or routine maintenance.
- (c) Funds may also be used to pay debt service on bonds or similar debt instruments to finance the acquisition, construction and installation of fire facilities, equipment or apparatus that serve the new development.
- (d) Any costs incurred by the county in conducting the hearing required pursuant to Government Code Section 66018(a) may be recovered as part of the fees which were the subject of the hearing.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-57. - Developer construction of facilities.

In lieu fee credit for the construction or dedication of fire facilities, is allowable under the following conditions:

- (a) Only the costs of fire facilities listed on, or exempted from, the applicable fire facility capital improvement plan shall be eligible for in-lieu credit.
- (b) With prior approval of the county fire chief or his/her designee, an in-lieu credit of fees may be granted for actual construction costs (or a portion thereof) of fire facilities provided by the developer.
- (c) If the actual construction cost is greater than the required relevant fees, the county shall have no obligation to pay the excess amount.
- (d) An amount of in-lieu credit that is greater than the specific fee(s) required under this article may be reserved and credited toward the fee of any subsequent phases of the same development or subdivision, if such credit is determined to be appropriate and timely, and approved in advance by the county fire chief.
- (e) If an applicant is required, as a condition of approval for a discretionary permit to construct any off site fire facilities, and the cost of the facilities is determined to exceed the fee due under article, a reimbursement agreement may be offered in writing by the county fire chief. The reimbursement agreement shall contain terms and conditions approved by the county fire chief, auditor-controller, county counsel and the board of supervisors. This section shall not create any duty to offer a reimbursement agreement.
- (f) A developer or subdivider seeking credit and/or reimbursement for construction or improvements of facilities, or dedication of land or rights-of-way, shall submit documentation acceptable to the county fire chief to support the request for credit or reimbursement. The county fire chief shall determine whether the facilities or improvements are eligible for credit or reimbursement, and the amount of such credit or reimbursement due the developer or subdivider if so eligible.
- (g) Any claim for credit must be made at or before the time of application for a building permit. Any claim not so made shall be deemed waived.
- (h) Exemptions, credits, reductions, adjustments, or waiver of fees shall not be transferable from one project or subdivision to another without the board of supervisors' approval.
- (i) Determination made by the county fire chief pursuant to this Section 15-57 may be appealed to the board of supervisors by filing a written request with the clerk of the board, together with a fee established by the board of supervisors, within ten working days of the determination of the county fire chief.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-58. - Condition for refunds.

If a permit upon which a fee was based expires without commencement of construction, the taxpayer shall be entitled to a refund of the fire development impact fee(s) paid, with any interest accrued thereon, as a condition for the issuance of the permit. The fee payer shall submit a written request for a refund to the county fire chief within two years after the expiration date of the permit. Failure to timely submit a request for a refund may constitute a waiver of any right to a refund.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-59. - Annual report.

- (a) At least once every year a proposed capital improvement plan detailing the specific fire facilities to be funded by fire facility development impact fees shall be reported to the board of supervisors. Notice of the plan shall be given pursuant to Government Code Section 65090 and Section 66002, as they now exist or may be amended. At a public hearing the board of supervisors shall review estimated costs of the fire facilities described in the report, the continued need for these facilities, and the reasonable relationship between the need and the impacts of development for which the fees are charged. The board of supervisors may revise the capital improvement program to include additional projects not previously foreseen as being needed.
- (b) No later than sixty days following the end of each fiscal year, the county fire chief shall submit a report to the auditor-controller identifying the balance of fees in the fire development impact fee mitigation program fund established pursuant to this article, and the facilities proposed for construction during the next fiscal year. In preparing the report, the county fire chief shall adjust the estimated costs of the public improvements in accordance with the appropriate engineering construction cost index as published by Engineering News Record, or its successor publication, for the elapsed time period from the previous July 1st or the date that the cost estimate was developed.
- (c) Within one hundred eighty days after the last day of each fiscal year, the auditor-controller shall present a report to the Board of Supervisors including:
 - (1) A brief description of the type of fee in the account;
 - (2) The amount of the fee;
 - (3) The beginning and ending balance of the account;
 - (4) The amount of the fees collected and the interest accrued;
 - (5) An identification of each public facility, apparatus, or equipment on which fees were expended and the amount of the expenditures;
 - (6) An identification of the approximate date by which construction or purchase of any public facility, apparatus, or equipment will commence if it has been determined that sufficient funds have been collected to complete financing on incomplete public facilities, apparatus, or equipment;
 - (7) A description of each interfund transfer or loan made; and
 - (8) The amount of refunds made and any allocations.
- (d) The county fire chief or his/her designee shall report to the board of supervisors, once each fiscal year, any portion of fire facility development impact fees remaining unexpended or uncommitted in an account five or more years after deposit and identify the purpose for which the fee was collected. In accordance with Government Code Section 6061, the board of supervisors shall make findings once each fiscal year on any portion of the fee remaining unexpended or uncommitted in its account five or more years after deposit of the fee, to:
 - (1) Identify the purpose to which the fee is to be put;
 - (2) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
 - (3) Identify all sources and amounts of funding anticipated to complete financing;
 - (4) Designate the approximate dates on which the finding is expected to be deposited into the appropriate account or fund.
- (e) When sufficient finds have been collected to complete financing on identified incomplete public facilities, apparatus, or equipment and the public facilities, apparatus, or equipment remain incomplete, within one hundred eighty days of the determination that sufficient funds have been collected, an approximate date by which the construction or purchase of any public facility, apparatus, or equipment will commence shall be identified, or the county shall refund to the then current record owners or owners of the lots or units, as identified in the last equalized assessment roll, of the development

project or projects on a prorated basis, the unexpended portion of the fee, and any interest accrued thereon.

- (f) If the administrative costs of refunding unexpected and uncommitted revenues collected pursuant to this article exceeds the amount to be refunded, the board of supervisors, after a public hearing, for which notice has been published pursuant to Government Code Section 6061 and posted in three prominent places within the area of the development project, may determine that the revenues shall be allocated for some other purpose for which the fees are collected pursuant to Government Code Section 66001 et seq. and that serves the project on which the fee was originally imposed.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-60. - Fee revision by resolution.

The amount of each fee established pursuant to this article may be set and revised periodically by resolution of the board of supervisors. This article shall be considered enabling and directive in this regard.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-61. - Superseding provisions.

This article and any resolution adopted pursuant hereto supersedes any previous county ordinance or resolution to the extent the same is in conflict with this article.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-61.1. - Severability.

If any section, phrase, sentence, or portion of this article is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision; and such holding shall not affect the remaining portions of this article.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-61.2. - Effective date.

Pursuant to California Code Section 66017 (a), this ordinance shall be in full force and effect sixty days after the date of its adoption by the board of supervisors. Fire development impact mitigation fees applicable within each of the cities served by the fire department shall be effective sixty days after adoption by each respective city.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-61.3. - Publication.

The clerk of the board is hereby authorized and directed to publish this ordinance by one insertion in the Santa Barbara News-Press, the Lompoc Record, the Santa Ynez Valley News, and the Santa Maria Times, and all other newspapers of general circulation within Santa Barbara County, within fifteen days of its adoption by the board of supervisors.

(Ord. No. 4902, § I, 10-21-2014)

Article IIIA. - Carpinteria-Summerland Fire Protection District Fire Protection Mitigation Fee Ordinance

Sec. 15-62. - Title.

This article shall be known and may be cited as the "Carpinteria-Summerland Fire Protection District Fire Protection Mitigation Fee Ordinance."

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-63. - Definitions.

"Administrator" as used herein means the county administrator for the County of Santa Barbara or his/her duly authorized designee, which designee may in certain instances be an employee of the district.

"Building" means a structure having a roof supported by columns or walls and intended for shelter, housing or enclosure of any person, animal or chattel.

"Carpinteria-Summerland Fire Protection District" or "district" means the fire protection district formed pursuant to the Fire Protection District Law of 1987 having jurisdiction over that portion of Santa Barbara County consisting of approximately thirty-six square miles along the coast of Santa Barbara County that extends from the town of Summerland through the south-eastern boundary of the County of Santa Barbara. For the purpose of this article, the term Carpinteria-Summerland Fire Protection District shall not include that portion of such district which lies within the limits of the city of Carpinteria if the inclusion of such portion would be inconsistent with the imposition of fees pursuant to this article by the Santa Barbara County board of supervisors.

"Development" or "development project" means any project undertaken for the purpose of development in the district and shall include all projects involving the issuance of a permit for construction or reconstruction, remodeling, or any work requiring any permit under the Santa Barbara County Code or ordinances of the County of Santa Barbara, as the same presently exist or may be amended from time to time hereafter. The term "development" or "development project" shall also include the erection of greenhouses, manufactured housing or structures, and structures moved into the district.

"Fire protection mitigation fee" means a monetary exaction, other than a tax or special assessment, which is charged by the County of Santa Barbara to an applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, but does not include fees specified in § 66477 of the California Government Code, fees for processing applications for governmental regulatory actions or approvals, or fees collected under development agreements adopted pursuant to Article 2.5 (commencing with § 65864) of Chapter 4, Division 1, Title 7 of the California Government Code.

"Fire apparatus" includes, but is not limited to, fire trucks, brush trucks, utility vehicles, water tenders, bulldozers, paramedic rescue vehicles and paramedic ambulances.

"Fire equipment" includes, but is not limited to, ladders fittings, hoses and tools.

"Public facilities" includes, for purposes of this article, such public improvements, including buildings and structures, public services and community amenities, including but not limited to fire apparatus and fire equipment, as may be needed by the Carpinteria-Summerland Fire Protection District to meet its statutory and other obligations to the public.

"Structure" means anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, excluding mobilehomes located in a mobilehome park.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-64. - Purpose.

The purpose of this article is to provide for the health and safety of residents of the district and to mitigate the impacts caused by new development within the district on the district's ability to provide adequate fire protection services. In order to accomplish these purposes, certain fire protection capital improvements including buildings, structures and fire equipment and fire apparatus must be constructed or acquired by the district. The board of supervisors has determined that a fire protection mitigation fee is needed in order to finance these public facilities and to pay for the new development's fair share of the construction or acquisition costs of these public facilities. In establishing the fee described in this article, the board of supervisors has found the fee to be consistent with Santa Barbara County's general plan and, pursuant to Government Code Section 65913.2, has considered the effects of the fee with respect to the county's housing need as established in the housing element of the general plan. The board of supervisors further finds that the fees established by this article are based upon an analysis of existing land use and zoning, they do not exceed the reasonable cost of providing fire protection public facilities occasioned by development projects within the district, and they relate rationally to the reasonable cost of providing fire protection public facilities occasioned by development projects within the district.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-65. - Establishment and imposition of development impact fees and providing for their adoption by resolution of the board of supervisors.

- (a) A fire protection mitigation fee is hereby established and imposed on all development within the district to pay for public facilities necessary for the district to provide fire protection services. Such facilities include, but are not limited to, fire equipment, fire apparatus, buildings, structures, and other improvements.
- (b) The board of supervisors shall, from time to time adopt, after noticed public hearing, a resolution setting forth specific fire protection mitigation fees. In adopting the resolution, the board shall: (1) identify the purpose of the fee; (2) identify the use to which the fee is to be put, consistent with subsection (a)(2) of Section 66001 of the Government Code; (3) determine a reasonable relationship between the fee's use and the type of residential development project on which the fee is imposed; (4) determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed; and (5) establish a schedule of fees.
- (c) Any person who, after the effective date of the ordinance codified in this article, seeks to develop land within the Carpinteria-Summerland Fire Protection District as defined herein by applying for a building permit is required to pay a fire protection mitigation fee.
- (d) The fees required by this article shall be paid prior to the issuance of a building permit for each development project. With regard to mobilehome parks, the fees under this article are due at the time the mobilehome parks or additions thereto are approved for occupancy.
- (e) If, for any reason, a building permit is issued without the payment of the fee required by this article or written evidence establishing that the provisions of this article have otherwise been satisfied, the applicant shall remain liable for payment of the fee to the Carpinteria-Summerland Fire Protection District.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-66. - Segregation and use of funds.

Fees collected pursuant to this article shall be segregated into an account solely for Carpinteria-Summerland Fire Protection District fees. This established account shall be utilized in a manner to avoid commingling with the district's other funds. Any interest income earned on a specific account shall be deposited back in that account. The funds in such account shall be expended by the district only for the

purposes for which the fees were collected, which purposes shall be identified by the board of supervisors in the fee structure adopted pursuant to Article 15-65(b).

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-67. - Automatic adjustment of fee structure.

- (a) The fire protection mitigation fee structure shall be adjusted automatically on the first day of each fiscal year, beginning on July 1, 2006, by a percentage equal to the Consumer Price Indexes Pacific Cities and U.S. Average for the preceding twelve months. The district shall provide county with the data necessary to accomplish such annual adjustments.
- (b) The fee structure of this article may be more specifically set and revised periodically by adoption of a resolution by the board of supervisors, with the ordinance codified in this article being considered as enabling and directive in this regard.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-68. - Zoning utilized to compute fee.

The approved development and/or the use associated with the development project shall be the basis for the computation of the fee required to be paid with respect to any property. Properties may be classified into categories of use such as, but not limited to, estate single family residential, detached residential, multiple family residential, mobile homes, senior assisted living, commercial lodging, retail/service/commercial/office, industrial/manufacturing uses, or institutional uses. Fees shall be computed based on such classifications, as determined by the county administrator. All fees due hereunder shall be determined and calculated by the administrator.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1; Ord. No. 4989, § I, 2-14-2017)

Sec. 15-69. - Payment of fee.

- (a) The fees established pursuant to this article shall be paid for the property on which a development project is proposed at the time of the issuance of any required building permit, except as otherwise provided herein. Fees imposed on residential development, however, shall be collected in accordance with the provisions of California Government Code Section 66007, as the same presently exists or may hereafter be amended from time to time.
- (b) The term building permit as used in this article includes any permits required for construction, reconstruction, remodeling, moving structures into the county, and the like, such as electrical and plumbing permits, moving permits, and the like.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-70. - Adjustment of fees for specific development projects.

- (a) A developer of any project subject to a fire protection mitigation fee as required in this article may apply to the board of supervisors for a reduction or adjustment to that fee, or a waiver of that fee, based upon the absence of any reasonable relationship or nexus between the impacts of the development on fire protection services and either the amount of the fee charged or the type of the facilities to be financed. The application shall be made in writing and filed with the county clerk not later than (1) ten days prior to the public hearing on the development permit application for the project, or (2) if no development permit is required, at the time of the filing of the request for a building permit. The application shall state in detail the factual basis for the claim of waiver, reduction or adjustment.

The board of supervisors shall consider the application no later than the later of either of (a) the public hearing on the permit application, or (b) a separate hearing held within sixty days after the filing of the fee adjustment application. The decision of the board of supervisors shall be final. If a reduction, adjustment or waiver is granted, any change in use within the project shall invalidate the waiver, adjustment or reduction of the fee. The board of supervisors may, from time to time, set forth by resolution specific limitations that will apply to reductions, adjustments or waivers of fees that may be made pursuant to this section. In this regard, this article shall be considered enabling and directory.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-71. - Refund of fees paid.

- (a) If construction of a development project has not commenced before the expiration of the building permit that would have enabled the applicant to proceed with construction, then a feepayer shall be entitled to a refund, without interest, of the fire protection mitigation fee paid as a condition for the issuance of such permit. The feepayer must submit an application for such a refund to the Administrator within thirty calendar days of the expiration of the permit. Failure to timely submit the required application for refund shall constitute a waiver of any right to the refund.
- (b) In the event any fee collected pursuant to this article remains unexpended in the fund established pursuant to this article, the board of supervisors shall make the following 'findings for the fifth fiscal year following the first deposit into such account, and every five years thereafter, with respect to that portion of the fee remaining unexpended, whether committed or uncommitted: (1) identify the purpose to which the fee is to be put; (2) demonstrate a reasonable relationship between the fee and the purpose for which it was charged; (3) identify all sources and amounts of funding anticipated to complete financing of public facilities; and (4) designate the approximate dates on which such funding is expected to be deposited into the fund.
- (c) The unexpended portion of the fire protection mitigation fee, and any interest accrued thereon, for which need cannot be demonstrated pursuant to this section, shall be refunded to the then current record owner or owners of lots or units of the development project or projects on a prorated basis.
- (d) The provisions of California Government Code § 66001(d), (e) and (f), as the same may be amended from time to time, shall apply fully to any refund of fees, and the provisions of this section 15-71 shall be subordinate to the section and shall be applied in a manner consistent therewith.

(Ord. No. 4566, § 1)

Sec. 15-71.1. - Exemptions.

Any claim of exemption with respect to any fee collected pursuant to this article must be made no later than the time for application for fee adjustment in accordance with Section 15-70. The following shall be exempted from payment of the fire protection mitigation fee:

- (a) Alterations, renovations or expansion of an existing residential building or structure where no additional dwelling units are created, the use is not changed, and the alteration, ' renovation, or expansion of the existing residential building or' structure does not result in the total square footage of the existing residential building or structure exceeding two thousand seven hundred square feet; provided, however, that the expansion of or ' change of use of an existing commercial or industrial building or structure shall not be exempt from the fees established in this article. For purposes of this section, "expansion" shall be defined as any increase in the enclosed floor area of the existing building or structure and "change of use" shall be defined as the initiation of a use which requires approval of a conditional use permit, development plan, zone change, or local coastal plan amendment.
- (b) The replacement of a destroyed or partially destroyed or damaged building or structure with a new building or structure of the same size and use.

(Ord. No. 4566, § 1)

Sec. 15-71.2. - Credits for certain development projects.

- (a) New development that, through demolition or conversion, will eliminate existing development is entitled to a fee credit if the existing development is a lawful use under the Santa Barbara County Code, including a nonconforming use.
- (b) New development that will replace development that was partially or totally destroyed by fire, flood, earthquake, mudslide, or other casualty or act of God, is entitled to a fee credit if the development that was partially or totally destroyed was a lawful use under the Santa Barbara County Code, including a nonconforming use, at the time, thereof.
- (c) Credit for such eliminated development or development that was partially or totally destroyed (as above specified) shall be calculated by the administrator in accordance with the fee schedule set forth in the resolution to be adopted pursuant to this article.

(Ord. No. 4566, § 1)

Sec. 15-71.3. - Developer construction of fire protection public facilities.

- (a) "In Lieu" Fee Credits for Construction of Public Facilities.
 - (1) A development that has been required by the county to construct or provide fire protection public facilities (or a portion thereof) as a condition of approval of a development permit may request an in-lieu credit. Upon request, an in-lieu credit of fees shall be granted for public facilities that mitigate all or a portion of the need therefore that is attributable to and reasonably related to the given development.
 - (2) Only costs proportional to the amount of the facilities that mitigates the need therefor attributable to and reasonably related to the given development shall be eligible for in-lieu credit, and then only against the fire protection mitigation fee.
 - (3) Fees required under this article shall be reduced by the actual construction costs of the public facilities that relate to said fees, as demonstrated by the applicant and reviewed and approved by the administrator, all consistent with the provisions of subsections (1) and (2) of this section 15-74(a). Subject to the applicable provisions of subsection (b) of this section, if the cost of the facilities is greater than required relevant fees, this article does not obligate the county to pay the applicant the excess amount.
 - (4) An amount of in-lieu credit that is greater than the specific fee required under this article may be reserved and credited toward the fire protection mitigation fee of any subsequent phases of the same development, if determined appropriate by the administrator. The administrator may set a time limit for reservation of the credit.
 - (5) Credits shall be calculated by the administrator in accordance with the fee schedule adopted by the board of supervisors pursuant to this article.
- (b) Developer Construction of Public Facilities Exceeding Needs Related to Development Project. Whenever an applicant is required, as a condition of approval of a development permit, to construct any public facility (or a portion thereof) referenced in the resolution adopted by the board of supervisors pursuant to this article, which facility is determined by the board of supervisors to exceed the need therefor attributable to and reasonably related to the given development project, a reimbursement agreement with the applicant and a credit against the specific relevant fee that would otherwise be charged pursuant to this article on the development project shall be offered. The credit shall be applied with respect to that portion of the public facility that is attributable to and reasonably related to the need therefor caused by the development, and shall be determined, administered and processed in accordance with and subject to the provisions of this article. The amount to be reimbursed shall be that portion of the cost of the public facility that exceeds the need attributable to and reasonably related

to the given development. The reimbursement agreement shall contain terms and conditions mutually agreeable to the applicant and the County of Santa Barbara, and shall be approved by the board of supervisors.

- (c) Site-Related Improvements. Credit shall not be given for site-related improvements that are specifically required by the project in order to serve it and that do not constitute public facilities as defined in this article.
- (d) Determination of Credit. The developer seeking credit and/or reimbursement for construction or acquisition of public facilities shall submit such documentation, including without limitation engineering drawings, specifications, and construction cost estimates, and utilize such methods as may be appropriate and acceptable to the county administrator to support the request for credit or reimbursement. The administrator shall determine credit for construction of public facilities based upon either the applicant's cost estimates or upon alternative engineering criteria and construction cost estimates if it is determined that such estimates submitted by the applicant are either unreliable or inaccurate. The administrator shall determine which public facilities, if any, are eligible for credit or reimbursement.
- (e) Time for Making Claim for Credit. Any claim for credit must be made not later than the date when the applicant applies for a building permit for the development. Any claim not so made shall be deemed waived.
- (f) Transferability of Credit. Credit shall not be transferable from one project or development to another without the approval of the board of supervisors.
- (g) Appeal of Determinations. Determinations made by the administrator pursuant to the provisions of this section may be appealed to the board of supervisors by filing a written request, together with any fee established by the board of supervisors, within ten calendar days of the determination of the administrator.

(Ord. No. 4566, § 1)

Sec. 15-71.4. - Annual review.

- (a) Except in the first year following adoption by the board of supervisors of the fee structure in accordance with Section 15-65, the district, on an annual basis, no later than sixty days following the end of each fiscal year, shall submit a report to the board of supervisors identifying the balance of fees in the fund or account reserved for the use of the district; the public facilities constructed or acquired; and the public facilities to be constructed or acquired. In preparing the reports, the administrator shall adjust the estimated costs of the public facilities in accordance with the Engineering Construction Cost Index as published by Engineering News Record for the elapsed time period from the first day of the fiscal year or the date that the cost estimate was developed.
- (b) At a noticed public hearing, the board of supervisors shall review estimated costs of the public facilities described in the reports, and the continued need for these facilities. The board of supervisors may revise the fire protection mitigation fee to include additional projects not previously identified as being needed, provided that such revisions comply with the provisions of this article and California Government Code § 66001.
- (c) The report prepared by the Administrator and its review by the board of supervisors as well as any findings thereon, shall be subject to the provisions of California Government Code § 66006, to the extent applicable.

(Ord. No. 4566, § 1)

Sec. 15-71.5. - California state law.

The provisions of this article and any resolution adopted pursuant hereto shall at all times be subject and subordinate to the provisions of Chapter 5 (commencing with Section 66000), Division 1, of Title 7 of the California Government Code, as the same presently exist or may hereafter be amended from time to time, to the extent the same are applicable. In the event of any applicable conflict between the provisions of this article and the state law, the latter shall control.

(Ord. No. 4566, § 1)

Sec. 15-71.6. - Superseding provisions.

The provisions of this article and any resolution adopted pursuant hereto shall supersede any previous ordinance or resolution to the extent the same is in conflict herewith.

(Ord. No. 4566, § 1)

Article IIIB. - Reserved^[4]

Secs. 15-72—15-79.10. - Reserved.

Article IIIC. - Reserved^[5]

Secs. 15-79.20—15-79.37. - Reserved.

Article IV. - Reserved^[6]

Secs. 15-80 through 15-99. - Reserved.

Article V. - Fees

Sec. 15-100. - Applicability of article.

The fees set forth in this article shall be applicable to the corresponding inspection services provided by the Santa Barbara County Fire Department.

(Ord. 3788; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-101. - Fee schedule.

The fees contained in this section are based on the average amount of staff time required for inspection, processing and issuance of each permit type.

(a) Operational Permits.

PERMIT TYPE	FEE
105.5.1 Additive Manufacturing	
105.5.2 Aerosol products, aerosol cooking spray products and plastic aerosol 3 products	\$99.00
105.5.3 Amusement areas (1-3)	
1. 50-100 occupants	\$99.00
2. 101-300 occupants	149.00
3. Over 300 occupants	198.00
105.5.4 Aviation facilities	\$149.00
105.5.5 Carnivals and fairs (1-3)	
1. 100 occupants	\$99.00
2. 101-300 occupants	\$149.00
3. Over 300 occupants	\$279.00
105.5.6 Cellulose nitrate film	\$198.00

105.5.7 Combustible dust-producing operations	\$99.00
105.5.8 Combustible fibers	\$99.00
105.5.9 Compressed gases	\$99.00
105.5.11 Cryogenic fluids	\$99.00
105.5.12 Cutting and welding	\$99.00
105.5.13 Dry cleaning	\$99.00
105.5.14 Energy Storage Systems	
105.5.15 Exhibits and trade shows	\$274.00
105.5.16 Explosives	\$206.00
105.5.17 Fire hydrants and valves	
105.5.18 Flammable or combustible liquids	
1. Pipeline	\$137.00
2. To store Class I liquids >5 in, >10 out	\$99.00
3. To store Class II or III-A liquids >25 in, >60 out	\$99.00
5. Removal of Class I or II liquids from UST	CUPA fees apply *
6. To install, construct, alter or operate equipment, tanks, plants, terminals, wells, refineries, etc.	\$1,370.00
7. To place temporarily out of service a tank	
UST	CUPA fees apply *
AST — less than 1,320 gallons	\$137.00
AST — equal to or greater than 1,320 gallons	\$548.00

8.To change tank content type	CUPA fees apply *
9. To manufacture, process, blend or refine	Actual cost (Sec. 15-102)
10. Dispensing into fuel tanks of motor vehicles	\$99.00
11. Dispensing from tank vehicles to motor vehicles	\$99.00
12. To maintain non-operational petroleum facilities	
105.5.19 Floor finishing	\$99.00
105.5.20 Fruit and crop ripening	\$99.00
105.5.22 Hazardous materials (see Groups 1—4 below)	
Group 1 (see below)	\$99.00
Group 2 (see below)	\$198.00
Group 3 (see below)	\$248.00
Group 4 (see below)	\$297.00
105.5.23 HPM Facilities	\$198.00
105.5.24 High-piled storage	\$198.00
105.5.25 Hot work operations	\$99.00
105.5.26 Indoor plant cultivation	
105.5.27 Industrial Ovens	\$274.00
105.5.28 Liquid or gas fueled vehicles or equipment in assembly buildings	\$99.00
105.5.29 Lithium batteries	
105.5.30 LP-gas	\$99.00
105.5.31 Lumber yards and woodworking plants	\$149.00

105.5.32 Magnesium	\$198.00
105.5.33 Miscellaneous combustible storage	\$99.00
105.5.35 Motor fuel-dispensing facilities	
105.5.35.1 Mobile fueling operations	
105.5.36 Open burning	
Burn Permit Program: (1-3 below)	
1. Tier I Agricultural	\$50.00
2. Tier II Agricultural	\$50.00
3. Backyard	\$50.00
4. Fire Hazard Reduction	\$50.00
5. LE 5 (General Burn)	
6. LE 7 (Broadcast Burn)	
105.5.37 Open flames and torches	\$99.00
105.5.38 Open flames and candles	\$99.00
105.5.39 Organic coatings	\$99.00
105.5.40 Outdoor assembly event	
105.5.41 Places of assembly (1-3 below)	
1. 50—100 occupants	\$99.00
2. 101—300 occupants	\$149.00
3. over 300 occupants	\$198.00
105.5.42 Plant extraction systems	
105.5.44 Pyrotechnic special effects material	\$274.00

105.5.45 Pyroxylin plastics	\$198.00
105.5.46 Refrigeration equipment	\$99.00
105.5.47 Repair garages and motor fuel-dispensing facilities	\$99.00
105.5.49 Spraying or dipping	\$99.00
105.5.50 Storage of scrap tires and tire byproducts	\$149.00
105.5.51 Temporary membrane structures and tents	
1. Between 401 - 1600 square feet	\$137.00
2. Between 1601 – 3200 square feet	\$137.00
3. Over 3200 square feet	\$137.00
105.5.52 Tire re-building plants	Actual cost (Sec. 15-102)
105.5.53 Waste handling	\$149.00
105.5.54 Wood products	\$149.00
105.5.56 Temporary heating or cooking in wildfire risk areas	
105.5.59 Additional permits (SFM required)	
1 Production facilities	\$137.00
2. Pyrotechnic and special effects	\$274.00
3. Live audiences	\$137.00

* Fees for these permits are covered by the Certified Unified Program Agency's (CUPA) Underground Storage Tank (UST) Program.

** Fees for these permits are covered under the land use permit fee schedule.

Group No. 1. \$99.00 for any or all of the following:

1. Hazardous materials in excess of the amounts listed in Chapter 1, Table 105.6.20 and less than those listed in Groups 2.2, 2.3, 2.4, 3 & 4;
2. Cryogenic fluids, including flammables, oxidizers or corrosives (including oxygen), in excess of the amounts listed in Appendix Chapter 1, Table 105.6.10.

Exception: Group 1 does not include fuel systems of vehicles or fuel used in connection with oil-burning equipment.

Group No. 2. \$198.00 for any or all of the following:

1. Any quantity of explosives, water reactive, pyrophoric or hypergolic materials, highly toxic poisons;
2. 200 cubic feet or more but less than 2,000 cubic feet at standard temperature and pressure for compressed gas;
3. 55 gallons or more but less than 550 gallons; or
4. 500 pounds or more but less than 5,000 pounds.

Group No. 3. \$248.00 for any or all of the following:

1. 2,000 cubic feet or more but less than 10,000 cubic feet at standard temperature and pressure for compressed gas;
2. 550 gallons or more but less than 2,700 gallons; or
3. 5,000 pounds or more but less than 25,000 pounds.

Group No. 4. \$297.00 for any or all of the following:

1. 10,000 cubic feet or more at standard temperature or pressure for compressed gas;
2. 2,700 gallons or more; or
3. 25,000 pounds or more.

(b) Development Review.

DEVELOPMENT REVIEW TYPE	FEE
Conditional Certificate of Compliance	\$312.00
Land Use Permit (Up to 2 hours)	
Cannabis Land Use Permit	
Agricultural Enterprise Ordinance	

Conditional Use Permits – Major (New or Revised)	\$519.00
Conditional Use Permits – Major (New or Revised)	\$103.00
Conditional Use Permits - Cannabis	
Development Plans (New or Revised)	\$1247.00
Development Plans - Any Fire Hazard Severity Zone in the SRA or LRA	
Maps - Lot Line Adjustment	\$208.00
Maps - Tentative Parcel Map	\$1247.00
Maps - Tract Map - (5-50 Lots)	\$1247.00
Maps - Tract Map (Each additional 25 lots above initial 50 lots)	
Maps: Road Naming New or Rename	\$208.00
Discretionary Follow-up Permits: Parcel Map/Lot Line Adjustment Clearance	\$103.00
Discretionary Follow-up Permits: Map Clearance	\$103.00
Pre-Application (PRE) Planning Review	
Miscellaneous Land Use or Zoning Review	
Deferred Submittal Plan Review for Planning projects	
Third Party Review – Development Review	
Request Modification, Alternative Materials, Design, and Methods - LUD	
Master Fire Protection Plan	

(c) **Construction Permits.**

CONSTRUCTION REVIEW TYPE	FEE
Fire Protection Certificate (FPC) - Minor	
Fire Protection Certificate (FPC) - Major	\$536
H Occupancy Review	
High Piled Storage Plan Review	
Address Issuing 1-5 Without FPC	\$45.00
Additional Address Issuing Over 5	\$2.00 each additional
Request Modification, Alternative Materials, Design, and Methods – Construction Permits	
Commercial Hood Systems (Per Hood System)	\$185.00
Miscellaneous Construction Permit Review	
Stored Water System or Private Fire Water System without a Fire Pump	
Stored Water System or Private Fire Water System with a Fire Pump	
Additional Inspection Requests – After 2 Inspections	
After Hours Inspection Requests	
Third Party Review – Construction Permits	
Fire Protection Systems Not Otherwise Classified	
105.6.1 Automatic fire-extinguishing systems	See below **
105.6.2 Automatic sprinkler systems	
Residential NFPA 13D System	\$232.00

Residential NFPA 13R System – 1 to 5000 Square Feet	\$509.00
Residential NFPA 13R System – Each Additional 5000 Square Feet	
Commercial NFPA 13 System – 1 to 10000 Square Feet	\$509.00
Commercial NFPA 13 System – Over 52000 Square Feet	\$694.00
105.6.3 Compressed gases	\$411
105.6.4 Cryogenic fluids	See below **
105.6.5 Emergency responder communication coverage system	See below **
105.6.6 Energy Storage Systems	\$274.00
105.6.7 Fire alarm and detection systems and related equipment	See below **
Commercial NFPA 13 Fire Sprinkler Monitoring System (up to 10 devices)	\$509.00
Fire Alarm Review – Up to 10 Initiating Devices	\$509.00
Fire Alarm Review – Each Additional 10 Initiating Devices	
105.6.8 Fire pumps and related equipment	See below **
105.69 Flammable or combustible liquids	
1. To repair or modify a pipeline	\$274.00
2. To install, construct or alter equipment, tanks, plants, terminals, wells, refineries, etc.	\$1,370.00
3. To install, alter, remove, abandon or otherwise dispose of a tank	
UST	CUPA fees apply *
AST—less than 1,320 gallons	\$274.00
AST—equal to or greater than 1,320 gallons	\$548.00

105.6.11 Gas detection systems	
105.6.12 Gates and barricades across fire apparatus access roads	
105.6.13 Hazardous materials (see Groups 1—4 below)	
Group 1 (see below)	\$137.00
Group 2 (see below)	\$274.00
Group 3 (see below)	\$343.00
Group 4 (see below)	\$411.00
105.6.14 High-piled combustible storage	
105.6.15 Industrial Ovens	\$274.00
105.6.16 LP-gas	
105.6.17 Motor vehicle repair rooms and booths	
105.6.18 Plant extraction systems	
105.6.19 Private fire hydrants	See below **
105.6.20 Smoke control or smoke exhaust systems	
105.6.21 Solar photovoltaic power systems	\$274.00
105.6.22 Special event structure	
105.6.23 Spraying or dipping	\$274.00
105.6.24 Standpipe systems	See below **
105.6.25 Temporary membrane structures, tents and canopies	\$137.00

* Fees for these permits are covered by the Certified Unified Program Agency's (CUPA) Underground Storage Tank (UST) Program.

** Fees for these permits are covered under the land use permit fee schedule.

Group No. 1. \$137.00 for any or all of the following:

1. Hazardous materials in excess of the amounts listed in Chapter 1, Table 105.6.20 and less than those listed in Groups 2.2, 2.3, 2.4, 3 & 4;
2. Cryogenic fluids, including flammables, oxidizers or corrosives (including oxygen), in excess of the amounts listed in Appendix Chapter 1, Table 105.6.10.

Exception: Group 1 does not include fuel systems of vehicles or fuel used in connection with oil-burning equipment.

Group No. 2. \$274.00 for any or all of the following:

1. Any quantity of explosives, water reactive, pyrophoric or hypergolic materials, highly toxic poisons;
2. 200 cubic feet or more but less than 2,000 cubic feet at standard temperature and pressure for compressed gas;
3. 55 gallons or more but less than 550 gallons; or
4. 500 pounds or more but less than 5,000 pounds.

Group No. 3. \$343.00 for any or all of the following:

1. 2,000 cubic feet or more but less than 10,000 cubic feet at standard temperature and pressure for compressed gas;
2. 550 gallons or more but less than 2,700 gallons; or
3. 5,000 pounds or more but less than 25,000 pounds.

Group No. 4. \$411.00 for any or all of the following:

1. 10,000 cubic feet or more at standard temperature or pressure for compressed gas;
2. 2,700 gallons or more; or
3. 25,000 pounds or more.

(d) Occupancy Inspection, Standby and Enforcement.

INSPECTION TYPE	FEE
Group R-1	
Group R-2	
Group C	
Group I	
Group L	
Special Event – Plan Review	
Film - Plan Review	
Film - Standby	Actual Cost
High Rise – Over 75 feet	
Structure Over 5000 Square Feet	
After Hours Inspection	
Code Enforcement	
Unwanted or Malfunctioning Alarm Response – Greater Than 3 Per Month	
Fire Prevention Safety Officer	
Re-Inspection Fee - After 2 Re-Inspections	
Release of Stop Work Order	
Pre-Inspection - Licensed Care for I, R and Daycares 1-25 persons	
Pre-Inspection - Licensed Care for I, R and Daycares 26+ persons	
Initial Fire Clearance - Licensed Care I, R and Daycares 1 – 6 persons	

Initial Fire Clearance - Licensed Care I, R and Daycares 7-12 persons	
Initial Fire Clearance - Licensed Care I, R and Daycares 13+ persons	
Fire Clearance Inspection – Licensed Care R2.1 and R4 1-6 persons (Annual)	
Fire Clearance Inspection – Licensed Care R2.1 and R4 7-12 persons (Annual)	
Fire Clearance Inspection – Licensed Care R2.1 and R4 13+ persons (Annual)	
Initial Fire Clearance or Form 850 - All other non-24-hour licensed care facility	

(e) Mitigation Fees.

DEVELOPMENT TYPE	FEE
Residential – Single Family Housing	\$0.59 per square foot
Residential – Other Residential Housing	\$0.75 per square foot
Nonresidential - Retail/Commercial	\$0.77 per square foot
Nonresidential - Office	\$0.94 per square foot
Nonresidential - Industrial	\$0.71 per square foot
Nonresidential - Warehouse/Distribution	\$0.52 per square foot
Nonresidential - Agriculture	\$0.35 per square foot

(Ord. No. 3788; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-102. - Surcharges.

Surcharges based on actual costs will apply when, in the opinion of the fire chief, or his designee(s), circumstances develop that require extraordinary time for large scale or special projects, requests for subsequent review or other issues including but not limited to special research, consultation, or numerous and/or additional inspections to ensure compliance.

(Ord. No. 3788; Ord. No. 3896, § 1; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-103. - Petroleum facility response—Cost recovery.

Petroleum facility operators shall pay a fee as specified below, for any response to their petroleum facility (and/or associated piping and wells) by the Santa Barbara County Fire Department that is caused by a violation of Chapter 50 (Hazardous Material) or Chapter 57 (Flammable and Combustible Liquids) of Article 1 of Chapter 15 of the Santa Barbara County Code. There shall be no fee for the initial response to a petroleum facility in a calendar year. However, a fee of seven hundred twelve dollars shall be charged for each subsequent response to a petroleum facility in a calendar year. Additionally, if the time needed by county fire to mitigate the hazard caused by any violation exceeds two hours, the petroleum facility operator shall pay a surcharge based on county fire's actual response costs.

Exception: Offshore related petroleum facilities with conditional use permits and regulated by the county's systems safety and reliability review committee (SSRRC) are exempt from section 15-103.

(Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Secs. 15-104 through 15-120. - Reserved.

Article VI. - Violations-Legal Actions

Sec. 15-121. - Criminal actions.

- (a) Any person who violates any of the provisions of this chapter of the Santa Barbara County Code or fails to comply with any order made under this chapter or who builds in violation of any plans submitted and/or reviewed under this chapter, or who violated the provisions of any certificate or permit issued under this chapter, and/or who fails to comply with an order made under the authority of this chapter, is, for each and every such violation and noncompliance respectively, severally guilty of a crime. The offense may be filed either as an infraction or a misdemeanor at the discretion of the district attorney.
- (b) If filed as an infraction and upon conviction thereof, the crime shall be punishable by a fine not to exceed one hundred dollars for a first violation, a fine not to exceed two hundred dollars for a second violation of the same code provision within a period of one year, and a fine not to exceed five hundred dollars for each additional violation of the same Code provision within one year.
- (c) If filed as a misdemeanor and upon conviction thereof, the crime shall be punishable by a fine of not less than five hundred dollars nor more than twenty-five thousand dollars, or imprisonment in the county jail for a period not to exceed ninety days, or by both such fine and imprisonment, except that where such prior convictions, as either infractions or misdemeanors, are alleged in the accusatory pleading, and either admitted by the defendant in open court, or found to be true by a jury trying the case, or by the court in a case where guilt is established by a plea of guilty or nolo contendere, or by trial by the court sitting without a jury, the punishment shall be a fine of not less than one thousand dollars nor more than twenty-five thousand dollars, or imprisonment in the county jail for a period not to exceed one hundred eighty days, or by both such fine and imprisonment.
- (d) Each and every day during any portion of which any violation of this chapter or the rules, regulations, orders, or permits issued there under, is committed, continued or permitted by such person, firm, or corporation shall be deemed a separate and distinct offense.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-122. - Civil actions.

- (a) Injunctive Relief. Whenever any person, firm, or corporation has engaged in or is about to engage in any act or practice which constitutes or will constitute a violation of any provision of this chapter or any rule, regulation, order, or permit issued thereunder, the district attorney, county counsel or district counsel may make application to the Superior Court for an order enjoining such act or practice, or for an order directing compliance, and upon a showing by the fire department that such person, firm, or corporation has engaged in or is about to engage in any such act or practice, a permanent or preliminary injunction, temporary restraining order, or other order may be granted.
- (b) Abatement. In the event that any person, firm, or corporation shall fail to abate a violation hereunder after notice of same and opportunity to correct or end the violation, the district attorney, county counsel or district counsel may apply to the Superior Court of this county for an order authorizing the fire department to undertake those actions necessary to abate the violation and requiring the violator to pay for the costs of such undertaking.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-123. - Civil remedies and penalties.

- (a) Civil Penalties. Any person, whether acting as principal, agent, employee, or otherwise, who willfully violates any of the provisions of this chapter or any rule, regulation, order or permit issued thereunder, shall be liable for a civil penalty not to exceed twenty-five thousand dollars for each day that the violation continues to exist.
- (b) Costs and Damages. Any person, whether as principal, agent, employee or otherwise, violates any of the provisions of this chapter or the rules, regulations, order or permits issued thereunder, shall be liable to the County of Santa Barbara for the costs incurred and the damages suffered by the county, its agents, and agencies as a direct and proximate result of such violation(s).
- (c) Procedure. In determining the amount of the civil penalty to impose, the court shall consider all relevant circumstances, including, but not limited to, the extent of the harm caused by the conduct constituting a violation, the nature and persistence of such conduct, the length of time over which the conduct occurred, the danger to public health and safety, the corrective action, if any, taken by the defendant and the assets, liabilities, and net worth of the violator(s).

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-124. - Cumulative remedies and penalties.

The remedies or penalties provided by this section are cumulative to each other and to the remedies or penalties available under all other laws of this state.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-125. - Citations—Enforcement procedures.

Personnel assigned to the bureau of fire prevention may be guided by the operating procedures as outlined in the 2025 CFC, Chapter 1, Section 110 Violations.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Article VII. - Fire Department Administration of Hazardous Materials/Wastes Laws

Sec. 15-126. - Fire department enforcement.

The Santa Barbara County Fire Department shall be vested with such powers, functions, duties and responsibilities with respect to hazardous materials, hazardous substances and hazardous wastes set forth in this article VII. Any references or similar references in any law for the regulation of hazardous materials, hazardous substances or hazardous wastes to "administering agency," "local enforcement agency," "local agency," "local public officer," "health officer" or "local health officer" or similar phrase, which references are intended to mean or to identify the local agency designated to administer, implement and/or enforce said law, shall mean the Santa Barbara County Fire Department for purposes of this article VII.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-127. - Transfer of authority.

The administration, application, implementation and enforcement of various federal and state laws and regulations and local ordinances on the control and regulation of hazardous materials, hazardous substances and hazardous wastes are hereby transferred out of the environmental health services division of the Santa Barbara County Department of Health Care Services (hereinafter "environmental health services"), and into the Santa Barbara County Fire Department (hereinafter "Fire Department").

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-128. - Successor of authority.

(a) The Fire Department succeeds to and is vested with the duties, purposes, responsibilities and jurisdiction, imposed by law or contract or memoranda, heretofore exercised by environmental health services, health officers, local health officers or county health departments as defined in state law and the Santa Barbara County Code and ordinances as they relate to hazardous materials, hazardous substances and hazardous wastes, including, but not limited to, the following state laws, together with their implementing regulations, and the following provisions of the Santa Barbara County Code and ordinances:

- (1) Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory), §§ 25500 et seq., of division 20 of the Health and Safety Code;
- (2) Chapter 6.7 (Underground Storage of Hazardous Substances), §§ 25280 et seq., of division 20 of the Health and Safety Code;
- (3) Chapter 6.75 (Petroleum Underground Storage Tank Cleanup), §§ 25299.10 et seq., of division 20 of the Health and Safety Code;
- (4) Chapter 6.5 (Hazardous Waste Control), §§ 25100 et seq., of division 20 of the Health and Safety Code;
- (5) Chapter 6.11 (Unified Hazardous Waste and Hazardous Materials Regulatory Program), §§ 25404 et seq., of division 20 of the Health and Safety Code;

- (6) Chapter 6.65 (Unified Review of Hazardous Materials Release Sites), §§ 25260 et seq., of division 20 of the Health and Safety Code;
 - (7) Chapter 6.67 (Aboveground Storage of Petroleum), §§ 25270 et seq., of division 20 of the Health and Safety Code;
 - (8) Chapter 6.8 (Hazardous Substance Account), §§ 25300 et seq., of division 20 of the Health and Safety Code;
 - (9) Article III (Hazardous Materials Storage Ordinance), §§ 18-21 et seq., of chapter 18 of the Santa Barbara County Code;
 - (10) Article IV (Hazardous Waste Generator Ordinance), §§ 18-30 et seq., of chapter 18 of the Santa Barbara County Code; and
 - (11) Article VI (Reporting Requirements), §§ 18-41 et seq., of chapter 18 of the Santa Barbara County Code.
- (b) Chapter 6.6 (Safe Drinking Water and Toxic Enforcement Act of 1986), §§ 25249.5 et seq., of division 20 of the Health and Safety Code; and article VII (Monitoring), §§ 18-49 et seq., of chapter 18 of the Santa Barbara County Code, are excluded and excepted from the transfer of authority of hazardous materials, substances, and wastes laws and regulations to the Fire Department.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-129. - Local health officer.

Whenever, in any statute, rule, regulation, resolution, order or Santa Barbara County Code or ordinance a power is granted to or a duty is imposed upon the Santa Barbara County Health Department or upon environmental health services or upon the county health officer or health officer or local health officer pertaining to hazardous materials, hazardous substances and/or hazardous wastes and/or to regulatory programs transferred by the board of supervisors pursuant to this article VII, such powers and duties shall thereafter be administered, applied, implemented and enforced by the Fire Department.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-130. - Power and duties of county health officer.

- (a) Nothing contained herein shall be deemed to limit or otherwise restrict the Santa Barbara County health officer during a state of emergency as provided in Health and Safety Code section 1158.
- (b) The Santa Barbara County health officer shall also retain such authority as is necessary to meet all state and local requirements and responsibilities relating to the protection of public health set forth in section 452 of the Health and Safety Code other than those requirements and responsibilities transferred pursuant to this article VII to the Santa Barbara County Fire Department.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-131. - Fees.

The fee resolutions for environmental health services for the regulation of hazardous materials/substances/wastes that are effective on the date of the adoption of this article VII shall remain in effect. The Fire Department shall administer and implement said fee resolutions and collect the fees authorized by said resolutions until such time as said resolutions are superseded by fee resolutions that are hereafter adopted by the board of supervisors for the Fire Department's implementation of this article VII.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-132. - Violations—Legal actions.

Article VI, §§ 15-121 et seq., of Chapter 15 of the Santa Barbara County Code shall not apply to this article VII. The respective enforcement provisions for each of the programs transferred to the Fire Department pursuant to this article VII shall be those that are set forth in each respective program so transferred.

(Ord. No. 4215, § 1; Ord. No. 4494)

Article VIII. - Reserved

Footnotes:

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Editor's note— Art. VIII, § 15-133, was repealed on the effective date of Ord. No. 4704, §§ 1 and 2, adopted Jan. 27, 2009. Art. VIII, § 15-133, pertained to fireworks and derived from § 1 of Ord. No. 4676. Now see Article I.

Sec. 15-133. - Reserved.

SECTION THREE: Publication and Effective Date

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, on this _____ day of _____, 2025 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Laura Capps, Chair
Board of Supervisors
County of Santa Barbara

ATTEST:
Mona Miyasato
County Executive Office
Clerk of the Board

By: _____
Deputy Clerk

APPROVED AS TO FORM:
Rachel Van Mullem
County Counsel

By: _____
Deputy County Counsel

APPROVED AS TO FORM:
Mark A. Hartwig
Fire Chief/Fire Warden

By: _____
Fire Chief

RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING AND AMENDING) RESOLUTION NO. 25-____
THE 2025 CALIFORNIA FIRE CODE AND MAKING)
EXPRESS FINDINGS THAT MODIFICATIONS ARE)
REASONABLY NECESSARY DUE TO LOCAL)
CONDITIONS FINDINGS SUPPORTING LOCAL)
AMENDMENTS TO THE CALIFORNIA FIRE CODE)
_____)

WHEREAS, on November 18, 2025, the Board of Supervisors introduced an Ordinance adopting and amending the 2022 California Fire Code; and,

WHEREAS, pursuant to the provisions of 50022.2 of the Government Code and Sections 17922, 17958, 17958.5, 17958.7 and 18941.5 of California Health and Safety Code, the County may adopt amendments, exceptions, modifications and additions to the provisions of the 2025 California Fire Code which are reasonable and necessary due to the unique characteristics of the local climatic, geological, or topographical conditions; and,

WHEREAS, amendments, exceptions, modifications and additions to the 2025 California Fire Code comprises a portion of the Santa Barbara County Code, specifically Chapter 15, Fire Prevention; and,

WHEREAS, the Board of Supervisors of the County of Santa Barbara finds and declares, as required by Sections 1798.5, 17958.7, and 18941.5 of the California Health and Safety Code, that there exists in certain areas of Santa Barbara County conditions and situations that require modification of the 2025 California Fire Code for buildings and related construction, vegetation management, events and various activities requiring permits, and enforcement actions; and further, that these conditions and situations require specific legislative action to provide for the safety and health of the populace of the County; and,

WHEREAS, on November 18, 2025, the Board of Supervisors held a hearing to consider the proposed ordinance containing the amendments in Exhibit A, attached hereto and incorporated by this reference; and,

WHEREAS, the following unique characteristics of the local climatic, geological, or topographical conditions exist in the County of Santa Barbara:

- a) That Santa Barbara County is prone to extreme weather conditions, from hot, dry winds from the north and the east (Sundowner and Santa Ana winds), to strong westerly (coastal) winds, which greatly enhance the ability for fire to spread as reflected in devastating recent fires. In addition, the topographical layout and features of the county make the area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance;
- b) The present firefighting resources of this county are constrained in their efforts to control fires in large unsprinklered buildings within the urban limit boundary and all buildings outside of the urban limit boundary as designated in the county comprehensive plan;
- c) Geologic and topographic conditions in the county result in extended response times for firefighting resources, which may contribute to greater life and property loss in large unsprinklered buildings within the urban limit boundary and in all structures outside of the urban limit boundary; and

- d) Climatic conditions and flammable vegetation contribute to the extreme high fire hazard severity in the county, resulting in numerous wildland fires, which draw existing fire department resources from their structure protection areas for extended periods of time. This in turn extends response times, which may contribute to greater life and property loss in large unsprinklered buildings within the urban limit boundary and in all structures outside of the urban limit boundary.

WHEREAS, code amendments listed in Exhibit A are necessary and consistent with the intent of the 2025 California Fire Code based on the unique characteristics of the local climatic, geological, or topographical conditions; and

WHEREAS, a modification from the 2025 California Fire Code is reasonably necessary due to local climatic, geological, or topographical conditions;

NOW, THEREFORE, IT IS HERE BY RESOLVED, by the County of Santa Barbara Board of Supervisors:

1. The above recitations are true and correct.
2. The Board of Supervisors makes the findings, attached in Exhibit A, that changes contained in the Santa Barbara County Code, Chapter 15, Fire Prevention, 2025 are required in order to provide specific and greater protections to the public health, safety and welfare than are afforded by the California Fire Code. These changes are necessary due to the unique characteristics of the local climatic, geological or topographical conditions.

PASSED, APPROVED, AND ADOPTED this 18th day of November 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

LAURA CAPPS, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:
MONA MIYASATO
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

APPROVED AS TO FORM:
RACHEL VAN MULLEM
COUNTY COUNSEL

By: _____
Deputy Clerk

By: _____
Deputy County Counsel

Exhibit A

Non-Administrative Code Amendment Justification Matrix.

<i>ARTICLE I — SANTA BARBARA COUNTY CODE</i>		
Section Number	Amendment Description	Justification
Section 15.2 (k) – Minor FPC 1-10 through Major FPC 1-8	Amending Chapter 15, Rules of construction to redefine projects requiring a Minor and Major Fire Protection Certificate and review by the Fire Department.	Footnotes (b), (c) & (d)
Section 105	Amended the 2025 CFC by defining expiration and adding permit types.	Footnotes (a), (b), (c) & (d)
Section 202	Amended area calculation language for consistency with Chapter 10.	Footnotes (a), (b), (c) & (d)
Section 503.2.5	Added language to allow for requirement of turnarounds in fire prone areas.	Footnotes (a), (b), (c) & (d)
Section 505.1	Amend language for consistency with SBC Fire Development Standard language.	Footnotes (a), (b), (c) & (d)
Section 903.4.3.1	Amend language for consistency with SBC Fire Development Standard language.	Footnotes (a), (b), (c) & (d)
Section 3307	Amend language for consistency with SBC Fire Development Standard language	Footnotes (a), (b), (c) & (d)
Chapter 49	Deleted from 2025 California Fire Code and now in the 2025 California Wildland Urban Interface Code	N/A
Appendix B	Amend language for consistency with SBC Fire Development Standard language.	Footnotes (a) (b), (c) & (d)

Section 15-49	Amended language to account for broader scope of development and Fire Department technology needs	Footnotes (a) (b), (c) & (d)
Section 15-51	Amended language to account for broader risks and hazards of	Footnotes (a) (b), (c) & (d)
Section 15-66 and 15-67	Amended language at the request of the Carpinteria-Summerland Fire Protection District for applicability to current practices	Footnotes (a) (b), (c) & (d)
Section 15-101	Added fee matrix for all Fire Prevention fees requested by public. Deleted fee types not related to occupancies in the County, while adding types with no fees associated.	Footnotes (a) (b), (c) & (d)

Footnotes:

- (a) That Santa Barbara County is prone to extreme weather conditions, from hot, dry winds from the north and the east (Sundowner and Santa Ana winds), to strong westerly (coastal) winds, which greatly enhance the ability for fire to spread as reflected in devastating recent fires. In addition, the topographical layout and features of the county make the area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance;
- (b) The present firefighting resources of this county are constrained in their efforts to control fires in large unsprinklered buildings within the urban limit boundary and all buildings outside of the urban limit boundary as designated in the county comprehensive plan;
- (c) Geologic and topographic conditions in the county result in extended response times for firefighting resources, which may contribute to greater life and property loss in large unsprinklered buildings within the urban limit boundary and in all structures outside of the urban limit boundary; and
- (d) Climatic conditions and flammable vegetation contribute to the extreme high fire hazard severity in the county, resulting in numerous wildland fires, which draw existing fire department resources from their structure protection areas for extended periods of time. This in turn extends response times, which may contribute to greater life and property loss in large unsprinklered buildings within the urban limit boundary and in all structures outside of the urban limit boundary.

ATTACHMENT 3

Staff PowerPoint Presentation

Building Code Adoption 2025

November 18, 2025



Building Code Update

- ▶ Triennial Update
- ▶ Fire Code and Wildland- Urban Interface Codes added
- ▶ Maintain Existing Local Amendments
- ▶ On December 2, 2025, Council will be asked to ratify County's adoption of the local amendments to the Fire Code and Wildland-Urban Interface Codes



Building Code Update

- Introduce and conduct first reading (by title only) and waive further reading of the Ordinance that adopts the 2025 Building Codes, adds Chapter 15.23 “California Wildland- Urban Interface Code” and 15.24 “California Fire Code”, adopts the existing local amendments to Chapter 15.01 (Building Code), and adopt the Notice Exemption
- Set a public hearing on December 2, 2025, in order to conduct the second reading by title only of the Ordinance.



QUESTIONS