

ORDINANCE NO. 25-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO SANTA MARGARITA, CALIFORNIA, AMENDING TITLE 10 (BUILDINGS AND CONSTRUCTION) OF THE RANCHO SANTA MARGARITA MUNICIPAL CODE BY ADOPTING THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24) CONSISTING OF THE 2025 CALIFORNIA BUILDING CODE, INCLUDING APPENDIX B AND I, BASED ON THE 2024 INTERNATIONAL BUILDING CODE; THE 2025 CALIFORNIA RESIDENTIAL CODE, INCLUDING APPENDIX BF, BH AND AA, BASED ON THE 2024 INTERNATIONAL RESIDENTIAL CODE; THE 2025 GREEN BUILDING STANDARDS CODE; THE 2025 CALIFORNIA PLUMBING CODE, BASED ON THE 2024 UNIFORM PLUMBING CODE; THE 2025 CALIFORNIA MECHANICAL CODE, BASED ON THE 2024 UNIFORM MECHANICAL CODE; THE 2025 CALIFORNIA ADMINISTRATIVE CODE; THE 2025 CALIFORNIA ELECTRICAL CODE, BASED ON THE 2023 NATIONAL ELECTRICAL CODE; THE 2025 CALIFORNIA REFERENCED STANDARDS CODE; THE 2025 CALIFORNIA ENERGY CODE; THE 2025 CALIFORNIA HISTORICAL BUILDING CODE; THE 2025 CALIFORNIA EXISTING BUILDING CODE; AND THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, INCLUDING APPENDICES F AND G, BASED ON THE 2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS; AND ADOPTING THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE AND 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq.*, the City of Rancho Santa Margarita ("City") may adopt by reference the California Building Standards Code, 2025 Edition, as provided in Title 24, Parts 1-13, of the California Code of Regulations; the 2024 International Swimming Pool and Spa Code and 2024 International Property Maintenance Code; and

WHEREAS, the California Building Standards Commission ("Commission") recently adopted new amendments to the California Building Standards Code; and

WHEREAS, California Health & Safety Code Sections 17958 *et seq.*, and 18941.5 authorize cities to modify the California Building Standards Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, based upon the recommendations of the Building Official, the City Council finds that the proposed amendments to the 2025 California Building Standards Code set forth in this Ordinance, which are more restrictive than the standards adopted by the California Building Standards Commission, would decrease the potential incidence of property damage, injury and death due to fires and earthquakes, and are reasonable and

necessary to mitigate local climatic, geological or topographical conditions; and

WHEREAS, on September 10, 2025, the City Council introduced this Ordinance for first reading at a regular meeting of the City Council, and set a public hearing and second reading of the Ordinance for October 8, 2025; and

WHEREAS, the City Council held a public hearing on October 8, 2025, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the 2025 California Code of Regulations, Title 24, Parts 1-13, as amended herein, as well as the adoption of the 2024 International Swimming Pool and Spa Code and 2024 International Property Maintenance Code; and

WHEREAS, pursuant to Government Code Section 6066, the City published notice of the aforementioned public hearing; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

THE CITY COUNCIL OF THE CITY OF RANCHO SANTA MARGARITA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 10.01 of Title 10 of the Rancho Santa Margarita Municipal Code is hereby amended and restated in its entirety to read as follows:

Chapter 10.01 – Authority, Purpose and Findings

Sec. 10.01.010. – Authority, Purpose and Findings.

- (a) *Authority.* Health and Safety Code Section 17958 et seq., authorizes the City to adopt ordinances and regulations imposing the same requirements as are contained in the California Building Standards (California Code of Regulations, Title 24) adopted by the State pursuant to Health and Safety Code Section 17922. Health and Safety Code Sections 17958.5 and 18941.5 permit the City to make changes or modifications to the California Building Standards as are reasonably necessary because such changes or modifications are needed due to climatic, geological, or topographical conditions.
- (b) *Purpose.* The Fire Official and City Building Official recommend that certain changes and modifications to the 2025 California Building Standards are reasonably necessary due to local conditions within the City, certain changes and modifications are of an administrative or procedural nature or concern themselves with subjects not covered by the California Building Standards, and certain changes and modifications are reasonably necessary to safeguard life and property within the City of Rancho Santa Margarita.
- (c) *Findings of local conditions.*
 - 1. Climatic Conditions:

- A. Orange County is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 70 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles will greatly impact the response time to reach an incident scene.
- B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County Fire Authority's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
- C. Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features.
- D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

2. Topographical Conditions:

- A. Natural; slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change caused by the hills creates the geological foundation on which communities with Orange County is built and will continue to build. With much of the populated flatlands

already built upon, future growth will occur on steeper slopes and with greater constraints in terrain.

- B. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Orange County.
- C. These topographical conditions combine to create a situation that places fire department response time to fire occurrences at risk and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

3. Geological Conditions:

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

- A. Previous earthquakes have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. The October 17, 1989, Santa Cruz earthquake resulted in one major fire in the Marina District (San Francisco). When combined with the 34 other fires locally and over 500 responses, the department was taxed to its fullest capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. This situation creates the need for both additional fire protection and automatic on-site fire protection for building occupants. State Department of Conservation noted in their 1988 report (Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, page 59), "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe."
- B. Road circulation features located throughout the County also make amendments reasonably necessary. Located through

the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design, accompanied by occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended emergency response times that exceed the 5 minute goal.

C. Soils throughout the County possess corrosive properties that reduce the expected usable life of water services when metallic pipes are in contact with soils.

Due to the topographical conditions of sprawling development separated by waterways and narrow and congested streets and the expected infrastructure damage inherent in seismic zones described above, it is prudent to rely on automatic fire sprinkler systems to mitigate extended fire department response time and keep fires manageable with reduced fire flow (water) resources available for a given structure. Additional fire protection is also justified to match the current resources of firefighting equipment and personnel within the Orange County Fire Authority.

Additional amendments have been made to the California Building Standards Code and other supplementary codes. Such amendments are hereby found to be either administrative or procedural in nature or concern themselves with subjects not covered in such codes. The changes made include provisions making each of said codes compatible with other codes enforced by the City.

The amendments to the 2025 California Building Standards Code (California Code of Regulations, Title 24) set forth herein, and indexed in the following table, are reasonably necessary because of the local climatic, geological and topographical conditions presented.

| Amendments to the California Building Code | Findings as identified in Sections 1, 2, or 3, above |
|---|---|
| 104.8, 105.2, 113.1, 113.3 | 3 |
| 903.2, 903.2.8 | 2 & 3 |
| Table 1505.1 | 1, 2 & 3 |
| 3109.2 | 2 |
| Amendments to the California Residential Code | Findings as identified in Sections 1, 2, or 3, above |
| R105.2, Table R301.2(1), R309.2, R902.1, R902.1.1, R902.1.2, R902.2 | 1, 2 & 3 |
| Amendments to California Wildland-Urban Interface Code | Findings as identified in Sections 1, 2, or 3, above |
| 602.4 | 1 & 2 |

SECTION 2. Chapter 10.02 of Title 10 of the Rancho Santa Margarita Municipal Code is hereby amended and restated in its entirety to read as follows:

Chapter 10.02 – Codes Adopted by Reference

Sec. 10.02.010. – Adoption of California Building Standards Code and Related Model Codes.

(a) The City Council adopts and incorporates by reference, as though set forth in full in this Section, the following construction codes subject to the modifications set forth in this Title 10:

1. The California Building Code, 2025 Edition, including Chapter 1, Division II, and Appendix B and I based on the 2024 International Building Code as published by the International Code Council;
2. The California Residential Code, 2025 Edition, with Appendix BF, BH and AA, based on the 2024 International Residential Code as published by the International Code Council;
3. The California Green Building Standards Code, 2025 Edition, as published by the International Code Council;
4. The California Plumbing Code, 2025 Edition, based on the 2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials;
5. The California Mechanical Code, 2025 Edition, based on the 2024 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials;
6. The California Electrical Code, 2025 Edition, based on the 2023 National Electrical Code as published by the National Fire Protection Association;
7. The California Referenced Standards Code, 2025 Edition, as published by the International Code Council;
8. The California Energy Code, 2025 Edition, as published by the International Code Council;
9. The California Wildland-Urban Interface Code, 2025 Edition, with Appendices F and G, as published by the International Code Council;
10. The California Historical Building Code, 2025 Edition, as published by the International Code Council;
11. The California Existing Building Code, 2025 Edition, as published by the International Code Council;
12. The California Administrative Code, 2025 Edition, as published by the International Code Council;
13. The 2024 International Property Maintenance Code, as published by the International Code Council; and
14. The 2024 International Swimming Pool and Spa Code, as published by the International Code Council.

(b) The provisions of the codes, as amended by this Title 10, shall constitute the Building Regulations of the City of Rancho Santa Margarita and shall be known as the "Rancho Santa Margarita Building Code."

SECTION 3. Chapter 10.03 of Title 10 of the Rancho Santa Margarita Municipal Code is hereby amended and restated in its entirety to read as follows:

Chapter 10.03 – Amendments to California Building Code

Sec. 10.03.010. – Amendment to Section 104.

(a) Section 104.8 is amended by adding a sentence to the end of the paragraph to read as follows:

104.8. Liability. The provisions of this section shall apply if the Building Official or his/her authorized representative are employees of this jurisdiction and shall also apply if the Building Official or his/her authorized representative are acting under contract as agents of this jurisdiction.

Sec. 10.03.020. – Amendment to Section 105.

(b) Section 105.2 is amended by revising "Building" exemption 2 to read as follows:

2. Fences not over 6 feet (2134 mm) high.

Sec. 10.03.030. – Amendments to Section 113.

(a) Section 113.1 is amended to read as follows:

113.1 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. Any decision of the board of appeals may be appealed to City Council pursuant to Section 9.08.100 of the Rancho Santa Margarita Municipal Code.

The board of appeals shall consist of five members, composed of the Planning Commission. Said members shall hold their respective membership on said board of appeals by reason of, and concurrently with their terms of service as Planning Commission members and shall cease to be such members upon their ceasing to be Planning Commission members. The building official shall be the secretary of the board. The board may adopt reasonable rules and regulations for conducting its investigations and shall render all its decisions and findings on contested matters in writing to the building official, with duplicative copy thereof to any appellant or contestant affected by any such decision of finding.

Three members of the board shall constitute a quorum. The Planning Commission Chair shall be the presiding officer of the board. Meetings shall be conducted in accordance with the Brown Act.

The board shall have the right, subject to such limits as the City Council may prescribe by resolution, to employ at the cost and expense of the applicant, such qualified individuals as the board, in its discretion, may deem reasonably necessary in order to assist it in its investigations and making its findings and decisions.

(b) Section 113.3 is deleted in its entirety without replacement.

Sec. 10.03.040. – Amendments to Section 903.

(a) Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.19, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet (465 m^2) as defined in the CBC 202, regardless of fire areas or allowable area, or more than two stories in height.

Exception: Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code.

2. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:

- a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5,000 square feet (465 m^2) as defined in Section 202; or
- b. When an addition exceeds 2,000 square feet (186 m^2) and the resulting building area exceeds 5,000 square feet (465 m^2) as defined in Section 202; or
- c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Group R-3 occupancies shall comply with Section 903.2.8.

(b) Section 903.2.8 is amended to read as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R occupancy as follows:

1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing R-3 Buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
 - a. When the floor area of alterations or additions within any two-year period exceeds 50 percent of gross floor area of the existing structure and the building gross floor area exceeds 5,500 square feet; or:
 - b. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.
 - c. When the existing building is already provided with automatic sprinklers.

Exceptions:

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies and not housing bedridden clients, not housing non-ambulatory clients above the first floor, and not housing clients above the second floor.
2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 435.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code, Section 13113, occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and building or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
4. Pursuant to Health and Safety Code, Section 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

Sec. 10.03.050. – Amendments to Section 1505.

(a) Table 1505.1 is amended to read as follows:

TABLE 1505.1^a
MINIMUM ROOF COVERING CLASSIFICATIONS
TYPES OF CONSTRUCTION

| IA | IB | IIA | IIB | IIIA | IIIB | IV | VA | VB |
|----|----|-----|-----|------|------|----|----|----|
| B | B | B | B | B | B | B | B | B |

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

a. Unless otherwise required in accordance with the California Wildland-Urban Interface Code.

Sec. 10.03.060. – Amendment to Section 3109.

(a) **Section 3109.2 California swimming pool safety act (statewide)** of the California Building Code is hereby amended to read as follows:

115922 (a) Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa, at a private, single-family home the respective swimming pool or spa shall be equipped with item #1, or item #3. And at least one additional of the following six drowning prevention safety features:

1. An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. Any walls of the single-family structure or accessory structures used to complete the isolation enclosure must have door openings equipped with protection as required in item #4 or #5. Any such door protection device provided for this purpose may not be used to comply with the second drowning prevention feature.
2. Removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. The mesh fencing setback shall be not less than 20 inches from the water's edge.
3. An approved safety pool cover, as defined in subdivision (d) of Section 115921.
4. Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as repeating notification that "the door to the pool is open".

5. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches (1372mm) above the floor on the private single-family home's doors providing direct access to the pool or spa.
6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms" which includes surface motion, pressure, sonar, laser and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning safety prevention feature.
7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Testing Mechanical Engineers (ASME).

Prior to the issuance of any final approval for the completion of permitted construction or remodeling work, the local building code official shall inspect the drowning safety prevention devices required by this act and if no violations are found, shall give final approval.

Sec. 10.03.070. – Appendices.

(a) Appendices are not adopted unless listed below:

**Appendix B
Appendix I**

SECTION 4. Chapter 10.04 of Title 10 of the Rancho Santa Margarita Municipal Code is hereby amended and restated in its entirety to read as follows:

Chapter 10.04 – Amendments to California Residential Code

Sec. 10.04.010. – Amendment to Section R105.2

(a) Section R105.2 Work Exempt From Permits is amended by revising "Building" exemption 2 to read as follows:

2. Fences not over 6 feet (2134 mm) high.

Sec. 10.04.020. – Amendment to Section R301.2.

(a) Table R301.2(1) is amended to read as follows:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

| GROUND SNOW LOAD | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP ^c | ICE BARRIER UNDERLAYMENT REQUIRED ^h | FLOOD HAZARDS ^g | AIR FREEZING INDEX ⁱ | MEAN ANNUAL TEMP ^j |
|------------------|--------------------------|----------------------|----------------------|------------------------|-------------------------|-------------------------|-------------------------------|-----------------------|---------------------------------|--|----------------------------|---------------------------------|-------------------------------|
| | Speed ^d (mph) | Topographic effects* | Specific wind region | Wind borne debris zone | | Weathering ^a | Frost line Depth ^b | Termites ^c | | | | | |
| Zero | 110 | No | No | No | D ₂ or E | Negligible | 12-24" | Very Heavy | 43 | No | Yes* | 0 | 60 |

* (a) NFIP Ordinance adoption date - June 21, 2001; (b) Flood Insurance Study date - December 3, 2009; (c) FIRM Panel Numbers: 06059C0319J, 06059C0336J, 06059C0337J, 06059C0338J, 06059C0339J, 06059C0345J, 06059C0432J, 06059C0451J, 06059C0452J, 06059C0453J, and 06059C0460J

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 971/2-percent values for winter from Appendix D of the *California Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at www.ncdc.noaa.gov/fpsf.html.
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at www.ncdc.noaa.gov/fpsf.html.
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- m. In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

Sec. 10.04.030. – Amendment to Section R309.2

(a) Section R309.2 is amended as follows:

1. **Existing R-3 Buildings:** An automatic residential fire sprinkler system shall be installed in one-and two-family dwellings throughout when one of the following conditions exists:
 - a. When the floor area of alterations or additions within any two-year period exceeds 50 percent of gross floor area of the existing structure and the building gross floor area exceeds 5,500 square feet; or:
 - b. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.
 - c. When the existing building is already provided with automatic sprinklers.

Section 10.04.040. – Amendments to Section R902.

(a) Section R902.1 is amended to read as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A roofing shall be installed in areas designated by this section. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

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

(b) Section R902.1.1 is amended to read as follows:

R902.1.1 Roofing requirements within Fire Hazard Severity Zones or in Wildland-Urban Interface (WUI) area. Roofing requirements for structures located within Fire Hazard Severity Zones or in a Wildland-Urban Interface (WUI) area shall also comply with Part 7, California Wildland-Urban Interface Code.

(c) Section R902.1.2 is amended to read as follows:

R902.1.2 Roof coverings in all other areas other than Fire Hazard Severity Zones or a Wildland-Urban Interface (WUI) area. 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 at least Class A fire classification.

(d) Section R902.2 is amended to modify the beginning paragraph as follows:

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

Sec. 10.04.050. – Appendices.

(a) Appendices are not adopted unless listed below:

Appendix BF
Appendix BH
Appendix AA

SECTION 5. Chapter 10.05 of Title 10 of the Rancho Santa Margarita Municipal Code is hereby amended and restated in its entirety to read as follows:

Chapter 10.05 – Amendments to the California Wildland-Urban Interface Code

Sec. 10.05.010. – Amendment to Chapter 6 – Fire Protection Requirements

Chapter 6 Fire Protection Requirements is adopted in its entirety as amended by the SFM with the following amendments:

(a) **Section 602.4 Fuel modification plans** is hereby added as follows:

602.4 Fuel modification plans. Fuel modification plans shall be reviewed and approved by OCFA for all new buildings to be built or installed in a

wildfire risk area. Plans shall meet the criteria set forth in OCFA Guideline C-05 "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

Sec. 10.05.020. – Appendices.

(a) Appendices are not adopted unless listed below:

Appendix F
Appendix G

SECTION 6. Chapter 10.09 of Title 10 of the Rancho Santa Margarita Municipal Code is hereby amended and restated in its entirety to read as follows:

Chapter 10.09 – Amendments to California Electrical Code (Reserved)

Sec. 10.09.010. – Reserved.

SECTION 7. This Ordinance shall become effective January 1, 2026. Upon the effective date of this Ordinance, all former ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance or the codes herein adopted by reference and any other ordinance in conflict herewith are hereby repealed and declared to be of no further force and effect.

SECTION 8. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3, Sections 15060 (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(3) (the activity is not a project as defined in Section 153710) because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 9. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held out to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Rancho Santa Margarita hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions be declared valid or constitutionally.

SECTION 10. Adoption includes the whole each thereof together with accumulative supplements, and associated standards referenced therein, including such portions as may be added by the provisions of this Ordinance, except such portions as may be deleted or modified by the provisions of this Ordinance.

SECTION 11. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duly designated posting places within the City and published

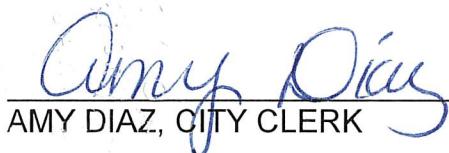
once within fifteen days after passage and adoption as may be required by law; or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five days prior to the date of adoption of this Ordinance; and, within fifteen days after adoption, the City Clerk shall cause to be published, the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

SECTION 12. This Ordinance shall take effect January 1, 2026. The City Clerk, or his or her duly appointed deputy, shall certify to the adoption of this Ordinance and shall cause this Ordinance to be published as required by law.

PASSED, APPROVED AND ADOPTED THIS 8TH DAY OF OCTOBER 2025.


L. ANTHONY BEALL, MAYOR

ATTEST:


AMY DIAZ, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF RANCHO SANTA MARGARITA)

I, Amy Diaz, City Clerk of the City of Rancho Santa Margarita, California, DO HEREBY CERTIFY that the foregoing Ordinance No. 25-05 was regularly introduced and placed upon its first reading at a Regular Meeting of the City Council on the 10th day of September 2025, and that thereafter, said Ordinance was duly adopted and passed at a Regular Meeting of the City Council on the 8th day of October 2025, by the following vote, to wit:

AYES: Council Members Baert and Figueroa, Mayor Pro Tempore McGirr and Mayor Beall (4)

NOES: None (0)

ABSTAIN: None (0)

ABSENT: Council Member Holloway (1)


AMY DIAZ, CITY CLERK

AFFIDAVIT OF POSTING
AND PUBLICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF RANCHO SANTA MARGARITA)

AMY DIAZ, being first duly sworn, deposes and says:

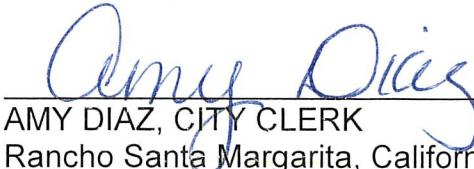
That she is the duly appointed and qualified City Clerk of the City of Rancho Santa Margarita;

That in compliance with State Laws of the State of California, ORDINANCE NO. 25-05, being:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO SANTA MARGARITA, CALIFORNIA, AMENDING TITLE 10 (BUILDINGS AND CONSTRUCTION) OF THE RANCHO SANTA MARGARITA MUNICIPAL CODE BY ADOPTING THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24) CONSISTING OF THE 2025 CALIFORNIA BUILDING CODE, INCLUDING APPENDIX B AND I, BASED ON THE 2024 INTERNATIONAL BUILDING CODE; THE 2025 CALIFORNIA RESIDENTIAL CODE, INCLUDING APPENDIX BF, BH AND AA, BASED ON THE 2024 INTERNATIONAL RESIDENTIAL CODE; THE 2025 GREEN BUILDING STANDARDS CODE; THE 2025 CALIFORNIA PLUMBING CODE, BASED ON THE 2024 UNIFORM PLUMBING CODE; THE 2025 CALIFORNIA MECHANICAL CODE, BASED ON THE 2024 UNIFORM MECHANICAL CODE; THE 2025 CALIFORNIA ADMINISTRATIVE CODE; THE 2025 CALIFORNIA ELECTRICAL CODE, BASED ON THE 2023 NATIONAL ELECTRICAL CODE; THE 2025 CALIFORNIA REFERENCED STANDARDS CODE; THE 2025 CALIFORNIA ENERGY CODE; THE 2025 CALIFORNIA HISTORICAL BUILDING CODE; THE 2025 CALIFORNIA EXISTING BUILDING CODE; AND THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, INCLUDING APPENDICES F AND G, BASED ON THE 2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS; AND ADOPTING THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE AND 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE

on the 19th and 26th day of September 2025, was published in the Coto De Caza News; and was in compliance with City Resolution No. 00-01-06-07, on the 19th and 26th day of September 2025, caused to be posted in three places in the City of Rancho Santa Margarita, to wit:

Rancho Santa Margarita City Hall
Fire Station 45
Trabuco Canyon Water District



AMY DIAZ, CITY CLERK
Rancho Santa Margarita, California

