

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
PALM DESERT, CALIFORNIA, AMENDING TITLE 15 OF
THE PALM DESERT MUNICIPAL CODE, TO ADOPT THE
2025 CALIFORNIA BUILDING STANDARDS CODE WITH
APPENDICES AND LOCAL AMENDMENTS**

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq.* the City of Palm Desert (“City”) may adopt by reference the 2025 California Building Standards Code; and

WHEREAS, California Health & Safety Code Sections 17958.5 and 18941.5 authorize cities to adopt the codes contained in Title 24 of the California Code of Regulations with changes and modifications determined to be reasonably necessary because of local climatic, topographic, or geologic conditions; and

WHEREAS, pursuant to Section 50022.1 and California Health & Safety Code Section 17958.5 and 18941.5, the City is considering the adoption of an ordinance, which proposes the adoption by reference of the 2025 California Building Standards Code with the proposed amendments as provided therein; and

WHEREAS, the City desires to adopt the 2025 California Building Standards Code, with necessary amendments to assure Title 15 of the Palm Desert Municipal Code is tailored to the particular needs of the City as required by local climatic, topographic, and geologic conditions and assure that a maximum level of building and fire protection is provided to residents, businesses, and other occupants; and

WHEREAS, extreme temperatures, high winds, and the City’s physical proximity to known active earthquake faults are some of the local conditions necessitating these modifications, while other modifications are reasonably necessary to safeguard life and property within the City or are administrative; and

WHEREAS, the City held a public hearing on January 8, 2026, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the California Building Standards Code as amended herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on _____, 202_ and _____, 202_; and

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

THE CITY COUNCIL OF THE CITY OF PALM DESERT DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and hereby incorporated into this Ordinance.

SECTION 2. Authority. The City Council enacts this Ordinance under the authority granted to the City as follows:

(A) California Government Code Section 50022 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference; and

(B) California Health & Safety Code Section 17958.7 and 18941.5 authorize the City to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions.

SECTION 3. Findings. 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 A attached hereto, and hereby adopted by the City Council as the findings to support the modifications to the California Building Standards Code. In addition, the City Council finds that the changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council of the City of Palm Desert and were in effect as of September 30, 2025, and/or relate to home hardening.

SECTION 4. Repeal and Recast. Title 15, Building and Construction, of the Palm Desert Municipal Code is hereby amended, repealed, and recast in its entirety, as provided in Exhibit B, attached hereto and incorporated herein by reference.

SECTION 5. Repeal of Conflicting Ordinances. All former ordinances or portions of ordinances conflicting or inconsistent with the provisions of this ordinance, and any other ordinance in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. Severability. The provisions of this Ordinance are severable, and the invalidity, unenforceability, or unconstitutionality of any section, portion, or part of this Ordinance shall not affect the validity of the remainder of the Ordinance.

SECTION 7. CEQA. The City Council hereby finds and determines that 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. Thus, the adoption of this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines.

SECTION 8. Publication. Within fifteen (15) days after its passage and adoption, the City Clerk shall cause a copy of this Ordinance to be published or posted in accordance with the provisions of Government Code Section 36933.

SECTION 9. Effective Date. This ordinance shall take effect thirty days after its adoption.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2026.

MAYOR

ATTEST:

ANTHONY J. MEJIA
CITY CLERK

I, Anthony J. Mejia, City Clerk of the City of Palm Desert, California, do hereby certify that Ordinance No. ____ is a full, true, and correct copy, and was introduced at a regular meeting of the Palm Desert City Council on December 11, 2025, and adopted at a regular meeting of the City Council held on _____, 2025, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:
- RECUSED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on _____ .

ANTHONY J. MEJIA
CITY CLERK

EXHIBIT A
Findings to Support Amendments to the
2025 Edition of the California Building Standards Code

To the extent that changes and modifications to the 2025 California Building Standards Code in this ordinance are deemed more restrictive than the standards contained in the 2025 California Building Standards Code thus requiring that findings be made pertaining to local climatic, geological, or topographical conditions to justify such modifications. All new proposed local amendments relate to home hardening and/or are necessary as emergency standards to protect health and safety. The City Council hereby finds and determines as follows:

- A. Extreme surface temperatures common in the lower desert areas exceed 160° Fahrenheit, deteriorate and dry out buildings' materials, and our high winds create extreme fire conditions, which are detrimental to the general public.
- B. Palm Desert experiences and sustains temperatures exceeding 100° Fahrenheit in the summer months. Severe Santa Ana Winds can reach gusts of 90 miles per hour. The adverse climatic conditions increase the likelihood of fire and wind damage to all buildings and vegetation.
- C. Riverside County has an arid climate with annual rainfall varying from three inches in Blythe to over thirty-three inches in Pine Cove. The County also experiences annual hot, dry Santa Ana Winds, which contribute to fires spreading quickly throughout the County.
- D. A variety of regions exist within Riverside County, including deserts, mountains, brush-covered wild lands, the Salton Sea, and agricultural lands. Additionally, elevations within Riverside County range from 300 feet below sea level to mountains over 10,000 feet. The variety of regions contributes to an increased emergency response time, necessitating cooperation between local agencies.
- E. Riverside County contains a large number of sensitive habitats for various species and vegetation, consists of large open space areas between major urban centers, and includes landscapes varying from mountains and hills to valleys and deserts. These conditions impact the location of buildings and structures, which impedes emergency access and response.
- F. Riverside County extends from Orange County to the state of Arizona and is mixed with congested urban areas, rural lands, and wild lands, which increase Riverside County Fire Department response times to emergencies.
- G. Two major earthquake faults, the San Andreas Fault and the San Jacinto Fault, bisect Riverside County, and numerous minor faults exist throughout it. As a result, a substantial number of properties and people located in Riverside County

are likely to be impacted by earthquakes and will require emergency response and rescue.

- H. Every three years, the State of California adopts the California Building Standards Code, which becomes effective 180 days after publication by the California Building Standards Commission.
- I. The City of Palm Desert may establish more restrictive standards that are reasonably necessary to provide fire protection for life and property because of the following local climatic, geological, or topographical conditions.
- J. In addition to earthquakes, a substantial number of properties and people located in Riverside County are likely to be impacted by landslides, wind erosion, blown sand, flooding, and wildfires because of the County's unique climatic, geological, and topographical conditions.
- K. The additional requirements included herein are necessary to properly protect the health, safety, and welfare of the residents and workers of Riverside County and the City of Palm Desert.
- L. Revenue shortages make it difficult to locate additional fire stations and provide staffing sufficient to control fires in single and multi-story retail, commercial, and industrial buildings, making enhanced built-in protection necessary.
- M. California Health and Safety Code Sections 17958.7 and 18941.5 require that the modification or change be expressly marked and identified as to which each finding refers. The following table outlines the 2025 California Building Standards Code or uniform code sections that have been modified, along with the associated local climatic, geological, and/or topographical conditions described above that support the modification.

I. Climatic Conditions:

Riverside County and the City of Palm Desert have an arid climate with annual rainfall varying from three (3) inches in Blythe to over thirty-three (33) inches in Pine Cove. The County also experiences annual hot, dry Santa Ana Winds, which contribute to fires spreading quickly throughout the County.

II. Topographical conditions

A variety of regions exist within Riverside County, including deserts, mountains, brush-covered wild lands, the Salton Sea, and agricultural lands. Additionally, elevations within Riverside County range from three hundred (300) feet below sea level to mountains over ten thousand (10,000) feet. The variety of regions contributes to an increased emergency response time, necessitating cooperation between local agencies.

Riverside County contains a large number of sensitive habitats for various species and vegetation, consists of large open space areas between major urban centers, and features landscapes that vary from mountains and hills to valleys and deserts. These conditions impact the location of buildings and structures, which impedes emergency access and response.

Riverside County extends from Orange County to the Arizona border and is characterized by a mix of congested urban areas, rural lands, and wild lands, which can increase response times for the Riverside County Fire Department to emergencies.

The topography within Riverside County extends from flat to a twenty-five (25) percent slope for habitable land, which causes buildings and structures to be located in unique areas that impact emergency response and access.

III. Geological Conditions

Two major earthquake faults, the San Andreas Fault and the San Jacinto Fault, bisect Riverside County, and numerous minor faults exist throughout it. As a result, a substantial number of properties and people located in Riverside County and the City of Palm Desert are likely to be impacted by earthquakes and will require emergency response and rescue.

In addition to earthquakes, a substantial number of properties and people located in Riverside County and the City of Palm Desert are likely to be impacted by landslides, wind erosion, blown sand, flooding, and wildfires because of the County's unique climatic, geological, and topographical conditions.

2025 Local Amendments

California Health and Safety Code Sections 17958.7 and 18941.5 require that the modification or change be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table sets forth the Code sections that have been modified, along with the associated local climatic, geological, and/or topographical conditions described above, which support the modification.

2025 BUILDING CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
103.1	Creation of an enforcement agency.	Administrative
105.2, Item 1	One-story detached light-framed accessory structures	Administrative
105.2, Item 2	Walls and Fences	Administrative
105.2, Item 4	Retaining Walls	Administrative
105.2	Request for extension	Administrative

2025 BUILDING CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
105.5	Expiration of building permit.	Administrative
105.8	Permit issuance restrictions.	Administrative
110.3.6	Lath and Gypsum Panel Production Inspection	Administrative
110.3.13	Reinspections.	Administrative
111.3	Temporary Occupancy.	Administrative
111.4	Revocation.	Administrative
113	Building Board of Appeals.	Administrative
114.4	Violation Penalties.	Administrative
1203.1	Equipment and systems – Air Conditioning Req'd	I, III
3109.2.1	Drowning prevention safety features.	Administrative

2025 RESIDENTIAL CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
R105.2, Item 1	One-story detached light-framed accessory structures.	Administrative
R105.2, Item 2	Walls and Fences	Administrative
R105.2, Item 4	Work exempt from permit.	Administrative
R112	Board of Appeals.	Administrative
R113.4	Violation Penalties.	Administrative
R301.1.3.2	Woodframe Structures.	Administrative
R318.1	Means of Egress.	I, II, & III
R325	Light, Ventilation, Heating, and Air Conditioning	I, III
R325.10	Required Air Conditioning.	I, III

2025 MECHANICAL CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
104.3.2	Plan Review Fee - Deletion of Paragraph	Administrative
104.5	Fees.	Administrative
105.2.6	Reinspection fee.	Administrative

2025 ELECTRICAL CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
Table 300.5(A)	Location of Wiring Method or Circuit under a building.	I, II, & III

2025 PLUMBING CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
104.3.2	Plan Review Fees – Deletion of Paragraph	Administrative
104.5	Fees.	Administrative
105.2.6	Reinspection fee.	Administrative

2025 CWUIC CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
102.4.1.1	Application of the California Wildland-Urban Interface Code	Administrative
104.1.1	Authority of the Fire Chief and Fire Department	Administrative
104.2	Determination of Compliance	Administrative
104.8 and 104.8.1	Liability	Administrative
105.2	Permits Required	Administrative
108.2	Schedule of Permit fees	Administrative
108.7	Cost Recovery	Administrative
109.3.7	Violation and Penalties	Administrative
202	Fire Chief	Administrative
302.1.1	Designation of Fire Hazard Severity Zones.	Administrative
501.1	Scope	I, II, & III
602.1	General	I, II, & III
602.3.2	Final Fire Protection Plan	I, II, & III
603.1	General	I, II, & III
603.3	Landscape and Fuel Modification plans	I, II, & III
603.3.1	Contents	I, II, & III
604.1	General	I, II, & III
604.3	Requirements	I, II, & III
604.3.1	Retroactivity	I, II, & III
604.6	Clearance of brush, vegetative growth, and combustible material from improved parcels	I, II, & III
604.7	Clearance of fuels or vegetative growth from structures	I, II, & III
604.7.1	Structures	I, II, & III
604.7.2	Timing for New Buildings and additions to Existing Buildings	I, II, & III
604.7.3	Photovoltaic Systems	I, II, & III
604.8	Defensible Space clearance zones and requirements	I, II, & III
604.8.1	Requirements	I, II, & III
604.8.2	Zone 0 purpose and location	I, II, & III
604.8.2.1	Non-Combustible Zone 0 for New Buildings,	I, II, & III

2025 CWUIC CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
	additions to Existing Buildings, and new or replacement landscape	
604.8.2.2	Additional requirements in Zone 0	I, II, & III
604.8.2.3	Zone 0 requirements for Existing Buildings	I, II, & III
604.8.2.3.1	Zone 0 restrictions	I, II, & III
604.8.3	Zone 1 purpose and location	I, II, & III
604.8.3.1	Requirements and allowable items	I, II, & III
604.8.4	Zone 2 purpose and location	I, II, & III
604.8.4.1	Requirements and allowable items	I, II, & III
604.8.4.2	Spacing	I, II, & III
604.8.5	General requirements for Zone 0, 1, and 2	I, II, & III
604.8.5.1	Dead and dying vegetation	I, II, & III
604.8.5.2	Mulch and wood chips within Zones 1 and 2	I, II, & III
604.8.5.3	Firewood	I, II, & III
604.8.5.4	Clearance from chimney, stovepipe	I, II, & III
604.8.5.5	Trees	I, II, & III
604.8.5.5.1	Tree spacing	I, II, & III
604.8.5.5.2	Ground clearance of trees	I, II, & III
604.8.5.5.3	Ground cover under tree canopy	I, II, & III
604.8.5.6	Continuous tree canopies	I, II, & III
604.8.5.6.1	New Structures	I, II, & III
604.8.5.6.2	Existing Structures	I, II, & III
604.8.5.7	Grasses	I, II, & III
604.9	Fire protection equipment and utilities	I, II, & III
604.10	Planting vegetation under or adjacent to energized electrical lines	I, II, & III
604.11	Fencing	I, II, & III
604.11.1	Scope	I, II, & III
604.11.2	New Fencing	I, II, & III
604.11.3	Existing Fencing	I, II, & III
607.1	General	I, II, & III
607.1.1	Combustible Materials	I, II, & III
607.2	Storage for off-site use	I, II, & III
608.1.1	Restricted development setbacks	I, II, & III
608.2	General	I, II, & III
608.2.1	Setback reduction	I, II, & III
609.2.7.1	Greenbelts	I, II, & III
609.2.7.2	Access to Greenbelts	I, II, & III
A102.1	General	I, II, & III
A105.1	General	I, II, & III
A105.4	Combustible Materials	I, II, & III

2025 CWUIC Local Amendment Justification/Statement of Reason

Building Standards Law allows local amendments in accordance with the following:

For purposes of this subdivision, a city may make reasonably necessary modifications to the requirements, adopted pursuant to the Health and Safety Code Section 17958, 17958.5, 17958.7, and 18941.5, contained in the provisions of the code and regulations on the basis of local conditions.

CWUIC Chapter 1 – Administration:

Section 102.4.1.1: A new section added to the CWUIC to clarify that where a conflict exists between the provisions of the Riverside County Fire Code and the California Wildland-Urban Interface Code, the more restrictive provisions shall apply.

Section 104.1.1: Similar to the existing Ordinance 747 amendment to the Fire Code, this section ensures that enforcement capability be disseminated to other law enforcement entities within the Riverside County area because of its vast topography and diversity. This gives the Riverside County Fire Department greater enforcement capabilities due to the presence of these other agencies across the County of Riverside.

Section 104.2: New amendment to Section 104.2 to clarify that “Guidelines” may be created to render interpretations of the Wildland-Urban Interface Code and shall be enforceable as part of the code.

Section 104.8 and 104.8.1: This amended section is the same as in the Fire Code carried over from the existing previous adoption to resolve any conflict between state law and the fire code provisions.

Section 105.2: This new amendment to CWUIC Section 105.2 adds an additional permit item for “Landscape and Fuel Modification Zones.”

Section 108.2: This amended section is similar to the previous adoption for the Fire Code. This amendment is necessary to identify that fees are in accordance with Palm Desert fee schedule.

Section 108.7: This new section is similar to the previous adoption for the fire code. This section is maintained in accordance with the Health and Safety Code 13009 and 13009.1, and Government Code 53150, et seq. for cost recovery.

Section 109.3.7: This amended section is similar to the previous adoption for the fire code provisions. Previous adoption requires punishments and penalties for violations to be in accordance with Health and Safety Code Sections 17995 through 17995.5.

CWUIC Chapter 2 – Definitions:

Section 202: This new amendment is similar to the previous adoption for the Fire Code. This definition was added to designate that this term means the Fire Chief of Riverside County whenever the wording appears in the California Fire Code or this Ordinance. This is to distinguish obligatory authority to the Fire Chief or any of the designated representatives for fire prevention measures and declarations in enforcing this Ordinance.

CWUIC Chapter 3 – Wildland-Urban Interface Areas:

Section 302.1.1: New amendment designating the Fire Hazard Severity Zones. The Palm Desert City Council has adopted the recommendations of the State Fire Marshal made pursuant to Government Code section 51178 and designated those areas within Palm Desert as moderate, high, and very high fire hazard severity zones as shown on the Local Responsibility Area Fire Hazard Severity Zones Maps published by the Office of the State Fire Marshal. The Maps have been adopted by Palm Desert as required by statute.

CWUIC Chapter 5 – Special Building Construction Requirements:

Section 501.1: A new amendment clarifying that for the purpose of the special building construction requirements in Chapter 5, a wildland-urban interface area shall be defined as a geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires, and shall include those areas designated as moderate, high, and very high fire hazard severity zones based on recommendations from the State Fire Marshal pursuant to Government Code Section 51178. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

CWUIC Chapter 6 – Fire Protection Requirements:

Section 602.1: A new amendment to Section 602.1 to clarify when a Fire Protection Plan is required. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 602.3.2: A new amendment to Section 602.3.2 to clarify the items required in a Final Fire Protection Plan. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 603.1: A new amendment to Section 603.1 to include a reference to replacement landscaping. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 603.3: A new amendment to Section 603.1 to require Landscape and Fuel Modification Plans for any project in a Wildland-Urban Interface Area. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 603.3.1: A new amendment to Section 603.3.1 adding the requirement for the delineation of the 5-foot (1524 mm) (Zone 0), 30-foot (9144 mm) (Zone 1) and 100-foot (30 480 mm) (Zone 2) fuel management zones from all structures as part of the landscape plans. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.1: A new amendment to Section 604.1 to delete references to State Responsibility Areas (SRA) to include the defensible space requirements within the local responsibility area. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.3: A new amendment to Section 604.3 to include a reference to Appendix A of the CWUIC and Riverside County Fire Department Guidelines.

Section 604.3.1: A new Section 604.3.1 is added to the CWUIC to add a requirement that when required, by the Fire Code Official, or State Law, existing Defensible Space/Fuel Modification Zones (FMZ) shall require retrofitting, including thinning and/or removal of plants, trees, and vegetation, to meet this Code or State Law. Upon notification by the Fire Code Official, and when approved, work to bring an existing Defensible Space and FMZ into compliance with this Code, may be done over a two to four (2-4) year period as determined by the Fire Code Official. A compliance plan prepared by the property owner may be requested for review and approval by the Fire Code Official. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.6: A new Section 604.6 is added to the CWUIC requiring that all improved parcels declared a Public Nuisance shall be cleared entirely of combustible material. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.7: A new Section 604.7 is added to the CWUIC to require clearance of fuels or vegetative growth from structures. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.7.1: A new Section 604.7.1 is added to the CWUIC to specify the requirements for clearance of vegetation around structures located in a Fire Hazard Severity Zone. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.7.2: A new Section 604.7.2 is added to the CWUIC to provide a timeline for the clearance of fuels or vegetative growth from structures. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.7.3: A new Section 604.7.3 is added to the CWUIC to delineate the vegetation clearance requirements around freestanding photovoltaic systems in the wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8: A new Section 604.8 is added to the CWUIC to indicate the three defensible space zones. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.1: A new Section 604.8.1 is added to the CWUIC to indicate the code sections for the defensible space requirements. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.2: A new Section 604.8.2 is added to the CWUIC to clarify the purpose and location of Zone 0. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.2.1: A new Section 604.8.2.1 is added to the CWUIC to delineate the Zone 0 requirements for all new buildings, additions to existing buildings, installation of new landscape, and refurbishment of existing landscape areas. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.2.2: A new Section 604.8.2.2 is added to the CWUIC to clarify the vegetation and landscape requirements in Zone 0. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.2.3: A new section heading 604.8.2.3 is added to the CWUIC for the Zone 0 requirements for existing buildings. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.2.3.1: A new Section 604.8.2.3.1 is added to the CWUIC to clarify the Zone 0 requirements applicable to existing buildings with landscape installed prior to January 1, 2026. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.3: A new Section 604.8.3 is added to the CWUIC to indicate the purpose and location of Zone 1. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.3.1: A new Section 604.8.3.1 is added to the CWUIC to indicate the requirements and allowable vegetation in Zone 1. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.4: A new Section 604.8.4 is added to the CWUIC to indicate the purpose and location of Zone 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.4.1: A new Section 604.8.4.1 is added to the CWUIC to indicate the requirements and allowable vegetation in Zone 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.4.2: A new Section 604.8.4.2 is added to the CWUIC to indicate the spacing requirements for trees and vegetation in Zone 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.5: A new section heading 604.8.5 is added to the CWUIC for the general requirements for Zone 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.5.1: A new Section 604.8.5.1 is added to the CWUIC requiring the removal of all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and tree needles within Zone 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.5.2: A new Section 604.8.5.2 is added to the CWUIC requiring the use of combustible mulch and wood chips shall be in accordance with the requirements of Riverside County Fire Department Guidelines within Zones 1 and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.5.3: A new Section 604.8.5.3 is added to the CWUIC indicating the requirements for firewood within Zones 0, 1, and 2 are found in Section 607 of the code. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.5.4: A new Section 604.8.5.4 is added to the CWUIC requiring that any portion of a tree or shrub that extends within 10 feet horizontally or vertically of a chimney outlet or stovepipe outlet shall be removed within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.5.5: A new Section 604.8.5.5 is added to the CWUIC requiring that new trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.5.5.1: A new Section 604.8.5.5.1 is added to the CWUIC requiring the horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 20 feet in Zone 1 and not less than 10 feet in Zone 2 and separation distance may be increased for slopes exceeding 20 percent with the required spacing measured between trees at maturity. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.5.5.2: A new Section 604.8.5.5.2 is added to the CWUIC addressing the ground clearance requirements for trees within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.5.5.3: A new Section 604.8.5.5.3 is added to the CWUIC addressing the ground cover under tree canopies within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.5.6: A new section heading 604.8.5.6 is added to the CWUIC to address continuous tree canopies within Zone 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.5.6.1: A new Section 604.8.5.6.1 is added to the CWUIC prohibiting continuous tree canopies adjacent to new structures within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.5.6.2: A new Section 604.8.5.6.2 is added to the CWUIC to address the requirements for continuous tree canopies adjacent to existing structures within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.8.5.7: A new Section 604.8.5.7 is added to the CWUIC requiring that natural or annual grasses shall be mowed to a maximum height of 4-inch stubble with clippings removed within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.9: A new Section 604.9 is added to the CWUIC addressing defensible space requirements around communication site towers and their support buildings; required fire protection water supplies, including water tanks, water supply pumps, and pump houses; and any other utility structure as required by the Fire Code Official within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.10: A new Section 604.10 is added to the CWUIC prohibiting vegetation planted under or adjacent to energized power lines that, at maturity, will grow within 10 feet of the energized conductors within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.11: A new section heading 604.11 is added to the CWUIC to address fencing requirements within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.11.1: A new Section 604.11.1 is added to the CWUIC to address fencing requirements within Zone 0 in a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.11.2: A new Section 604.11.2 is added to the CWUIC to require new fencing and gates to be constructed of a non-combustible material in a wildland-urban interface

area. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 604.11.3: A new Section 604.11.3 is added to the CWUIC to allow fencing installed prior to January 1, 2026 in a wildland-urban interface area to remain, except the entire fencing not parallel and within 5 feet of the building, including gates within the fencing, shall be constructed of a non-combustible material when any portion of the existing fencing within 5 feet is replaced. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 607.1: A new amendment to Section 607.1 of the CWUIC to prohibit the storage of firewood within Zone 0. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 607.1.1: A new Section 607.1.1 is added to the CWUIC requiring combustible materials, other than vegetation, stored within Zones 1 and 2 shall not be stored so as to pose a hazard to any building and that piles shall not exceed 100 square feet of area and a maximum height of 10 feet and shall be separated by a minimum of 20-foot clear area when located within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 607.2: A new amendment to Section 607.2 of the CWUIC to prohibit the storage of firewood and combustible materials not for consumption on the premises within Zones 0, 1, and 2. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 608.1.1: A new Section 608.1.1 is added to the CWUIC with restricted development setbacks for new structures and additions to existing structures located less than 100 feet from any protected habitat within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 608.2: A new amendment to Section 608.2 of the CWUIC expanding the applicability of the required 30-foot setback to new tract and parcel maps, new buildings, and additions to existing buildings within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 608.2.1: A new amendment to Section 608.2.1 of the CWUIC deleting the exception of complying with the special building construction requirements as a setback reduction within a wildland-urban interface area, since the structures would already be subject to those requirements. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 609.2.7.1: A new amendment to Section 608.2.7.1 of the CWUIC addressing the approval of greenbelt locations within a wildland-urban interface area. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section 609.2.7.2: A new amendment to Section 608.2.7.2 of the CWUIC addressing the access points to proposed greenbelt locations for subdivisions and other developments within a wildland-urban interface area to allow for on-going maintenance and firefighter access. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

CWUIC Appendix A – General Requirements:

Section A102.1: A new amendment to Section A102.1 of the CWUIC adding a reference for vegetation control to Chapter 6 of the Wildland-Urban Interface Code. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section A105.1: A new amendment to Section A105.1 of the CWUIC adding a reference for the storage and use of materials to Chapter 6 of the Wildland-Urban Interface Code. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

Section A105.4: A new amendment to Section A105.4 of the CWUIC adding a reference for the outside storage and use of combustible materials to the applicable fire code sections. This amendment is necessary due to climatic, topographical, and geological conditions in Palm Desert.

2025 FIRE CODE SECTION	TITLE/SUBJECT	FINDINGS/ JUSTIFICATIONS
101.4	Severability	Administrative
102.5	Application of Residential Code	I, II & III
102.13.1	Application of the California Wildland-Urban Interface Code	Administrative
104.1.1	Authority of the Fire Chief and Fire Department	Administrative
104.2	Determination of compliance	Administrative
104.8 and 104.8.1	Legal defense	Administrative
104.12	Authority of the Fire Chief to Close Hazardous Fire Areas	Administrative
108.2	Schedule of Permit Fees	Administrative
108.7	Cost Recovery	Administrative
112.1	Board of Appeals Established	Administrative
113.4	Violation and Penalties	Administrative
202	Definitions	Administrative

308.1.7	Sky Lanterns or Similar Devices	I, II, & III
503.1.2.1	Remoteness	I, II, & III
503.2.1	Dimensions	Administrative
503.2.2	Authority	Administrative
503.6.1	Automatic Opener	Administrative
503.7	Loading Areas and Passenger Drop-Off Areas	Administrative
507.5.7	Fire Hydrant Size and Outlets	I & II
507.5.8	Fire Hydrant Street Marker	I, II, & III
508.1	General	I, II, & III
508.1.1	Location and Access	I, II, & III
508.1.3	Size	I, II, & III
509.2.1	Minimum Clearances	I & II
608.11.1.2	Manual Operation	II & III
903.2	Where Required	I, II, & III
903.3.5.3	Hydraulically Calculated Systems	I & II
904.2.2.1	Activation of the Fire Alarm System	Administrative
3206.4.2	Minimum Requirements for Client Leased or Occupant Owned Warehouses	Administrative
4107	Mobile Food Preparation Vehicles	Administrative
4107.1	General	Administrative
4107.2	Maintenance	Administrative
4107.2.1	Exhaust system	Administrative
4107.2.2	Fire protection systems and devices	Administrative
4107.2.3	Fuel gas systems	Administrative
5608.2	Fallout Area	I, II, & III
Appendix B, B103.2.1	Wildland-Urban Interface Area Subdivisions	I, II, & III
Appendix B, Table B105.2	Required Fire-Flow For Buildings Other Than One- And Two-Family Dwellings, Group R-3 And R-4 Buildings And Townhouses	I, II, & III
Appendix C, C103.1	Hydrant Spacing	I, II, & III

The remainder of the amendments not listed in this Section are necessary for administrative clarification, and do not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7, and/or 18941.5. They establish administrative standards for the effective enforcement of the building standards in the City of Palm Desert.

2025 CFC Local Amendment Justification/Statement of Reason

Building Standards Law allows local amendments in accordance with the following:

For purposes of this subdivision, a city may make reasonably necessary modifications to the requirements, adopted pursuant to Health and Safety Code Section 17958, 17958.5, 17958.7, and 18941.5, contained in the provisions of the code and regulations on the basis of local conditions.

CFC Chapter 1 – Scope and Administration:

Section 101.4: This section is carried over from the existing previous adoption. This section resolves any conflict with the fire code provisions. Palm Desert maintains its own severability clause and does not adopt the fire code text.

Section 102.5: This section is carried over from the existing previous adoption. The scope and application of the fire code needs to be expanded to apply to the fire sprinkler systems for accessory structures constructed under the 2025 California Residential Code (CRC) which are permitted to exceed 3,600 square feet in area. This existing modification maintains the applicability of the 2025 California Fire Code (CFC) Section 903.2 amendment to those accessory structures greater than or equal to 3,600 square feet in area. This has no change in intent for previous adoption and maintains the protection offered.

Section 102.13.1: New section added to Section 102.13 to clarify that where a conflict exists between the provisions of the Riverside County Fire Code and the California Wildland-Urban Interface Code, the provisions of the Fire Code shall apply.

Section 104.1.1: This section is carried over from the existing previous adoption. It is imperative that enforcement capability be disseminated to other law enforcement entities within the Palm Desert area because of its vast topography and diversity. This gives the Riverside County Fire Department greater enforcement capabilities due to the presence of these other agencies across the County of Riverside.

Section 104.2: New amendment to Section 104.2 to clarify that “Guidelines” may be created to render interpretations of the Fire Code and shall be enforceable as part of the code.

Section 104.8 and 104.8.1: This section is carried over from the existing previous adoption to resolve any conflict between state law and the fire code provisions.

Section 104.12: This section is carried over from the existing previous adoption and grants authority to the Fire Chief, in cooperation with the Board of Supervisors, to close hazardous fire areas.

Section 108.2: This section is carried over from the previous adoption and relocated to the fees section of the Fire Code Section 108.2. This amendment is necessary to identify that fees are in accordance with Palm Desert fee schedules.

Section 108.7: This section is carried over from the previous adoption and relocated to the fees section of the fire code. This section is maintained in accordance with Health and Safety Code 13009 and 13009.1, and Government Code 53150, et seq. for cost recovery.

Section 112.1: This section is carried over from the existing previous adoption to identify the board of appeals and additional criteria for clarification and implementation. The existing modifications to this section are consistent with Health and Safety Code 17920.5 where no board of appeals exists. This section provides for the ability to create a Board of Appeals as needed.

Section 113.4: This section is carried over from the existing previous adoption section 112.4 and relocated to this section to resolve any conflict with the fire code provisions. previous adoption requires punishments and penalties for violations to be in accordance with Health and Safety Code Sections 17995 through 17995.5.

CFC Chapter 2, Section 202 – Definitions:

Fire Chief: This definition is carried over from the previous adoption. This definition was added to designate that this term means the Fire Chief of Riverside County whenever the wording appears in the California Fire Code or this Ordinance. This is to distinguish obligatory authority to the Fire Chief or any of the designated representatives for fire prevention measures and declarations in enforcing this Ordinance.

CFC Chapter 3 - General Requirements

Section 308.1.7: This section is carried over from previous adoption. This section is amended to prohibit sky lanterns and similar devices. The California State Fire Marshal's office issued Information Bulletin 12-005 indicating that there is a serious fire and safety hazard associated with sky lanterns, which include the potential to start an unintended fire on or off the property from which they are released. They are known to travel significant distances from the point of release. The National Association of State Fire Marshals Resolution 2013-3 recommends imposing State level bans on their sale and use. Multiple fires have been reported to be linked to the use of sky lanterns including, but not limited to, a recycling plant fire in Smethwick, England which caused approx. \$9M in damage and a wildfire in Shell Beach on the mountain above Pirates Code in San Luis Obispo County, CA. This is similar to the existing amendment by Orange County Fire Authority.

CFC Chapter 5 – Fire Service Features

Section 503.1.2.1: This is a new section added to be consistent with the operational needs where two points of fire access are required as identified in the Riverside County Fire Department – Commercial Access Guidelines and is consistent with Appendix D of the International Fire Code.

Section 503.2.1: This section is carried over from the previous adoption. This correlation of the fire code is necessary for minimum fire apparatus access widths for firefighter operations and consistency throughout Palm Desert. This modification has no change in regulatory effect.

Section 503.2.2: This section is carried over from the previous adoption. This section is enhanced to specify who has authority to designate Fire Lanes/Fire Apparatus Access Roads and modify minimum widths.

Section 503.6.1: This section is carried over from the previous adoption. This section provides fire department and other emergency responders more rapid access to facilities with motorized gates. Underwriters Laboratory (UL) “determined that fires today are more dangerous and pose more risks than in the past. Fire propagation is faster, and time to flashover, escape times and collapse times are all shorter” (UL Fire Safety Journal Issue 1). Placing our first responders on scene sooner or without disruption will provide for greater occupant and firefighter safety, and assist in property protection and medical emergencies.

Section 503.7: This section is carried over from the previous adoption. This section provides additional width for apparatus access roads where utilized for loading/unloading or passenger drop off/pick up to prevent interference with operational access needs.

Section 507.5.7: This section is carried over from the previous adoption. This section provides for the size and quantities of outlets for residential standard, super hydrant standard, and super hydrant enhanced fire hydrants and that they shall be required as determined by the Fire Code Official.

Section 507.5.8: This section is carried over from the previous adoption. The section provides direct references to Riverside County Fire Department Guidelines for specific requirements for the installation of blue reflective markers for fire hydrants.

Sections 508.1, 508.1.1, and 508.1.3: These sections are carried over from the previous adoption. These sections have been amended to require fire command centers for structures larger than 300,000 square feet in size. To put into context, the Fire Command Center would be triggered when the buildings are approximately 2.5 times the typical Costco Warehouse store and approximately two times the size of a typical Walmart Supercenter. Large structures of this size pose numerous challenges to emergency responders due to the large amounts of fuel loads from the storage, manufacturing and/or processing of flammable/combustible commodities and other processes within the building. Challenges include wide distribution of smoke throughout the structure, difficulty

for firefighters to locate and reach the fire and difficulty in search and evacuation of the public, employees and firefighters. These structures typically require numerous fire protection, early suppression and detection systems that may include, but are not limited to, fire pumps, multiple fire sprinkler systems, advanced fire alarm systems, smoke control systems, and refrigeration gas detection system(s). During a fire, the incident commander must have the ability to readily identify the status of the various suppression and detection systems and have access to other building information details that may include, but are not limited to, building floor plans, high-pile/rack storage details, smoke control/ventilation systems, fire sprinkler zoning details, mechanical refrigeration equipment and piping details, and hazardous materials data sheets along with quantities and storage/use locations. A fire command center provides a centralized location for the incident commander to review details about the building and the incident and to effectively coordinate emergency responders and suppression activities with increased efficiency and speed. The Riverside County Fire Department has experienced several incidents in buildings with and without Fire Command Centers. Incident Commanders found that having detailed information on built in fire protection systems and controls, building schematics and hazardous materials storage plans were vital towards mitigating the event. When this information was not available, firefighting personnel were forced to operate upon assumptions and much less information. In addition, this increased efficiency and speed results in facilities returning to operation more expeditiously after incidents or false alarms thereby reducing loss of revenue for the business.

Section 509.2.1: This section is carried over from previous adoption. This section encompasses other exterior fire protection water supply appliances such as Fire Department connections, and other exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access.

CFC Chapter 6 – Building Services and Systems

Section 608.11.1.2: This section is carried over from the previous adoption. This section specifies the location of manual crossover valves when manual operation is required by the Fire Code Official. The amendment specifies that the manual valves shall be located in an approved location immediately outside of the machinery room, in a secure metal box or equivalent and marked as Emergency Controls. This is to ensure that the valves are in readily accessible location(s) for access during an emergency.

CFC Chapter 9 – Fire Protection and Life Safety Systems

Section 903.2: This section is carried over from the previous adoption with modification. Modifications have been made to provide certain exemptions including, but not limited to, fueling canopies and agricultural and greenhouse Group U structures constructed in accordance with the California Building Code and specific shade structures. An additional sprinkler requirement has been added to include changes in use to existing structures greater than 3,600 sq. ft., and additions to existing structures where the new square footage is greater than 3,600 sq. ft.

The existing amendment provides a base square footage requirement for all new commercial, industrial, and residential occupancies other than one- and two-family dwellings. Though the amendment includes a reference to the requirement for one- and two-family dwellings, the authority for residential fire sprinkler requirements for these occupancies resides in Title 24, Part 2.5 [2025 California Residential Code].

Automatic sprinkler systems have been successfully used to protect industrial and commercial buildings and their occupants for more than 100 years. Historically the place which has offered the least amount of fire protection to occupants was and still is their own home. This was brought to light in 1973 by the Report of the National Commission on Fire Prevention and Control, America Burning. At the time of the report approximately 8,000 people died in structure fires every year in the United States. Nine out of ten of those victims died in their home.

However, the U.S. Fire Administration report "Fire in the United States 2004–2013 17th edition" reflects that nonresidential fire losses are costly. "National estimates of nonresidential building fires and losses, from 2004 to 2013, annually accounted for only 7 percent of fires, 2 percent of deaths, and 8 percent of injuries. These properties, however, accounted for a disproportionately large annual dollar loss, 21 percent. Trends in nonresidential buildings showed a 14 percent decrease in fires, a 9 percent increase in deaths, a 7 percent increase in injuries, and a 10 percent decrease in dollar loss from 2004 to 2013."

The same report concluded "...that, overall, the fire problem in the U.S. continues to improve. Ten-year fire loss rates are down. It is likely that several factors continue to contribute to these trends:..." which includes; "fire sprinklers, which quickly combat incipient fires, especially in nonresidential and multifamily buildings, and fire codes, which have been strengthened." Furthermore, the report reflects that the nonresidential building category includes industrial and commercial properties, institutions (such as hospitals, nursing homes and prisons), educational establishments (from preschool through university), mobile properties, and storage properties. On average, about 89 percent of nonresidential structure fires, 88 percent of deaths, 91 percent of injuries, and 92 percent of dollar losses reported to National Fire Incident Reporting System from 2004 to 2013 occurred in nonresidential buildings.

Aside from firefighter and explosion fatalities, there has never been a multiple loss of life in a fully sprinklered building due to fire or smoke. All fire protection features have a reliability factor. Walls and shafts can be breached by means of poke-throughs and building alterations. Exit doors can be blocked or locked.

The California Residential Code requires that all one and two family dwellings be protected by sprinklers. It is still imperative, based on the geographical, topographical, climatic diversity of Palm Desert, to continue to protect all structures greater than 3,000 sq. ft. by fire sprinklers, to ensure faster fire suppression/control to those occupancies that would not normally be required to be protected which would exhaust a number resources including water which climatically is so precious to our environment as a whole. It will provide for less run off into ground water due to suppression activities and less

pollutants into the environment. It will reduce the risk of a structure fire extending outside of the structure and potentially igniting a wildland fire.

Mobile homes are a part of the American landscape. In 2007 alone, more than 95,000 manufactured homes were shipped nationwide. Manufactured housing also accounts for approximately 10 percent of the single-family structures in the United States. The National Fire Protection Association reports in 2007-2011, 11,400 structure fires per year were reported in manufactured homes, with associated losses of; 206 civilian deaths, 434 civilian injuries, and \$179 million in direct damage per year nationally. Despite the fact that we drive by them, respond to medical calls in them, and sometimes live in them, we often overlook mobile homes when it comes to training and pre-fire planning. However, as the deaths of two firefighters in Craigsville, West Virginia, showed, mobile homes can pose significant, and sometimes deadly, challenges. The burning mobile home is a less-than-stable platform, making search and possible rescue of occupants even more dangerous. The exterior walls are not as structurally sound when compared with those of most site-built homes. The narrow halls complicate search. The roof burns through more quickly than a typical residential roof and is not safe for firefighters. Mobile home fires can quickly grow out of control, because there's not as much wallboard and drywall, and there are fewer walls to keep the fire from spreading. If the first-due engine pulls up and the mobile home is burning from end to end, the firefighting strategy has already been decided. The fire must be knocked down in order to move in. If the home is in a mobile home park, again, protecting exposures is vital. Radiant heat can ignite the homes nearby. Fire sprinklers can prevent the flashover from occurring and in many cases put the fire out and save valuable resources in the process, such as water, personnel, and environmental cleanup, limited displacement into City and County shelter(s), and less inconvenience to the family. The mobile home, because of its construction, requires fast water.

The record for automatic fire sprinklers is based on the simple fact that there has never been a multiple death of building occupants from a fire developing in a building protected by an automatic fire sprinkler system properly installed and maintained in accordance with nationally recognized standards (NFPA 13, 13D, 13R, and NFPA 25).

AWWA Research Foundation has published the following report: Impact of Fire Flow on Distribution System Water Quality, Design, and Operation. This report concludes the following:

“Water-efficient fire suppression technologies exist that use less water than conventional standards. In particular, the universal application of automatic sprinkler systems provides the most proven method for reducing loss of life and property due to fire, while at the same time providing faster response to the fire and requiring significantly less water than conventional fire-fighting techniques. It is recommended that the universal application of automatic fire sprinklers be adopted by local jurisdictions.”

Consider the benefits: a single firefighter using a normal 1-1/2" fire hose can be applying between 175-400 gallons of water per minute when attempting to extinguish a fire. On the

other hand, a single fire sprinkler will be flowing only 18- to 40- gallons of water per minute. This means that over a 5-minute period, the following quantities of water are used:

Fire-fighter with 1-1/2" hose:

175 gpm x 5 minutes = 875 gallons of water

400 gpm x 5 minutes = 2,000 gallons of water

Fire sprinkler system:

18 gpm x 5 minutes = 90 gallons of water

40 gpm x 5 minutes = 200 gallons of water

Section 903.3.5.3: This section is carried over from the previous adoption. The section limits all hydraulically calculated fire sprinkler systems to not exceed 90% of the water supply capacity. The 10% buffer in hydraulic calculation is a common engineering business practice that gives some flexibility to account for system water pressures that may decrease as additional demands are placed on the water system from additional construction or as the system ages.

Section 904.2.2.1: This is a new section added to the Fire Code to require that all new hood and duct commercial kitchen extinguishing systems are monitored by a central station or remote supervising station to ensure that the fire department is notified and able to respond to a fire.

CFC Chapter 32 – High-Piled Combustible Storage

Section 3206.4.2: This section is carried over from the previous adoption and relocated to the automatic sprinkler section within Chapter 32 of the Fire Code. By requiring client leased or occupant owned warehouses to have a technical report completed by a registered engineer, it will minimize problems concerning commodity and sprinkler protection. By having an engineer complete a technical report for the proposed or existing building it will provide greater certainty that adequate protection for the commodities that are proposed will be sufficient. By not having adequate sprinkler protection, it could be detrimental to the building and could also cause loss of life in the event of a fire. Geographically this can be a significant problem due to the seismic activity that Palm Desert experiences. The Engineer can assess the adequate protection for the correct commodity classifications, ensure the correct seismic provisions are in place for the type of system to be installed, and provide a professional assurance to a very volatile type of occupancy. It takes a vast number of resources to extinguish a fire of this type. By adding this requirement, it will ensure an added level of safety. Modifications have been made to provide clarification that certain reference documents are not required.

CFC Chapter 41 – Temporary Heating and Cooking Operations

Section 4107: A new Section 4107, including Sections 4107.1 through 4107.2.3 is added to the Fire Code to provide the fire department with the authority to inspect Mobile Food Preparation Vehicles during special events. This section was removed from the CFC due to conflict in regulations, however HCD agrees that there would be an expectation for fire marshals to have jurisdiction over safety inspections (especially for fire protection

equipment and systems' inspections, testing and maintenance), for participating SPCM MFF during special events requiring CFC 105.6 operational permits (such as Carnivals and Fairs, Exhibits and Trade Shows, or local codified "Special Events" ...). See BSC TP-106 (Rev. 10/20) Initial Statement of Reasons June 21, 2021 Rulemaking File SFM 06/21 – Part 9 – 2021 Triennial Code Cycle.

CFC Chapter 56 – Explosives and Fireworks

Section 5608.2: A new Section 5608.2 is added to the Fire Code to establish a minimum required radius of the fallout area for aerial shells to be 100 ft/in. (22 m/25 mm) of the internal mortar diameter of the largest aerial shell to be fired, unless otherwise approved. This is necessary due to the climatic wind conditions within Palm Desert.

CFC Appendix B – Fire-Flow Requirements for Buildings

Section B103.2.1: A new Section B103.2.1 is added to the Fire Code to establish the minimum fire flow for any new subdivision or tract constructed within a Wildland-Urban Interface Area to be 1,500 gallons per minute to ensure that adequate fire-flow is provided.

Table B105.2 of Appendix B: This amendment is carried over from the previous adoption. This allows the fire department to still have adequate fire flow mitigation with sprinkler protection and not jeopardize main distribution systems by inadequately under sizing them and have costly upgrades for future projects. With the geographical diversity that Palm Desert has it is important that this requirement be added to ensure adequate water in the event of a fire.

CFC Appendix C – Fire Hydrant Locations and Distribution

Section C103.1 of Appendix C: This provision is carried over from the previous adoption. This provision is to clarify the additional location of fire hydrants to be at intersections. This requirement has been standard policy within Palm Desert and Riverside County.

**EXHIBIT B
TITLE 15
BUILDING AND CONSTRUCTION**

Chapters:

- 15.02 Administration
- 15.04 Building Code
- 15.06 Residential Code
- 15.08 Mechanical Code
- 15.10 Electrical Code
- 15.12 Plumbing Code
- 15.14 Energy Code
- 15.16 Wildland Urban-Interface Code
(Previously Solar PV Code – Replaced)
- 15.17 Small Residential Rooftop Solar Energy System Permitting
(Previously - Residential Solar PV Permits - Renamed)
- 15.18 Green Building Standards Code
- 15.20 Historical Building Code
- 15.22 Housing Code
- 15.24 Existing Building Code
- 15.26 Fire Code
- 15.28 Address Numbering
- 15.30 Construction Site Security
- 15.32 Moved Buildings and Temporary Structures
- 15.34 Safety Assessment Placards
- 15.36 Streamlined Electric Vehicle Charging Stations
(Previously - Electric Vehicle Charging Stations – Renamed)
- 15.38 Demolition of Buildings and Structures

CHAPTER 15.02 ADMINISTRATION

Sections:

- 15.02.010 Adoption of Chapter 1, Division II, of the California Building Code.
- 15.02.020 Amendments to Chapter 1, Division II, Scope and Administration.

15.02.010 Adoption of Chapter 1, Division II, of the California Building Code.

Except as provided in this chapter, the entirety of Chapter 1, Division II, of the California Building Code, Title 24, Part 2 of the California Code of Regulations, 2025 Edition, as developed by the State of California, based on the 2024 International Building Code as published by the International Code Council, is adopted by reference shall become the administrative provisions of the City of Palm Desert for regulating the construction, erection, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use and occupancy and maintenance of all buildings and/or structures in the city. The California Building Code, along with its adopted appendices and amendments, will be available for public examination in the offices of the Building Official.

15.02.020 Amendments to Chapter 1, Division II, Scope and Administration.

IV. Section 103.1 is amended to read as follows:

103.1 Creation of enforcement agency. The City of Palm Desert Building and Safety Division is hereby created, and the official in charge thereof shall be known as the Chief Building Official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

B. Section 105.2 is amended by modifying Item 1 under Building, to read as follows:

1. One-story detached light-framed structures accessory to a Group R-3 or U occupancy used as tool and storage sheds, playhouses, trellis structures, gazebos, arbors, greenhouses, and similar uses where the gross floor area does not exceed 120 square feet as measured to the outside walls or support posts. It is permissible that these structures still be regulated by Part 7, the California Wildland Urban-Interface Code, despite the exemption from a permit.

C. Section 105.2 is amended by modifying Item 2 under Building, to read as follows:

2. Wood, vinyl, or open wrought iron fences; block walls, pilasters, and gravity interlocking walls, that are not over 3 feet 6 inches (1,066.8 mm) high and not associated with a swimming pool or spa safety barrier. The City's Planning Division must approve the location and materials despite the exemption from a permit.

V. Section 105.2 is amended by modifying Item 4 under Building, to read as follows:

4. Retaining walls of any type that are not over 3 feet 6 inches (1,066.8 mm) in height measured from the top of the footing to the top of the wall, unless supporting a structure or landscaping surcharge or impounding Class I, II, or IIIA liquids. The City's Planning Division must approve the location and materials of all retaining walls despite the exemption from a permit.

E. Section 105.3.2 is amended to add a paragraph to the section that reads as follows:

A request for an extension after the application expiration date will be subject to any newly adopted laws, ordinances, and regulations that have become effective since the original application date.

F. Section 105.5 and 105.5.1 are amended to read as a single section as follows:

105.5 Expiration. 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, abandoned, or without progress at time after the work is commenced for a period of 12 months after the time the work commenced. Progress shall further be defined as obtaining approval of one or more inspections required in accordance with Section 110 of this code.

Prior to a permit's expiration, the building official may grant, in writing, an extension of time for a period not to exceed 180 days. However, no permit shall be extended such that its term exceeds two years from the date of issuance, unless showing significant cause for the building official to review.

Where a permit has expired, a new permit shall be required, and the reactivation fee shall be 1/2 the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such expiration has not exceeded one year.

Exception: Permits related to a code enforcement action may be set for expiration dates of less than 180 days and are subject to the discretion of the building official.

G. Section 105.8 is added and reads as follows:

105.8 Permit issuance restrictions. A permit shall not be issued for any work as outlined in the following subsections:

Note: A combination building permit may be issued for a single project when it contains more than one construction trade.

(1) Electrical or combination permits for R-3 and associated U occupancies. The installation of new or replacement electrical service panels, panelboards, or

subpanels, and all associated electrical work in conjunction with said permit, shall only be issued to a California licensed contractor holding the appropriate specialty license or in compliance with the most current California State Licensing Board's requirements.

- (2) Mechanical or combination permits for R-3 and associated U occupancies. The installation of new or replacement HVAC systems, which require the appropriate specialty license for the installation or replacement of refrigerant, shall only be issued to a California licensed contractor holding the appropriate specialty license or in compliance with the most current California State Licensing Board's requirements.
- (3) Electrical, mechanical, or plumbing permits, or combination permits of other than R-3 and associated U occupancies, shall only be issued to a California licensed contractor holding the appropriate specialty license or in compliance with the most current California State Licensing Board's requirements.

H. Section 110.3.6, Lath and Gypsum Panel Product Inspection, is amended by deleting the exception.

I. Section 110.3.13 is added to read as follows:

110.3.13 Reinspections. A reinspection fee may be assessed for each inspection or reinspection under any of the following conditions:

- (1) When an inspection is scheduled and the required work is not ready.
- (2) When corrections previously identified in a written correction notice have not been made.
- (3) When the approved plans are not readily available to the inspector at the time of the requested inspection.
- (4) When access to the job site is not available at the time of the inspection.
- (5) When there is a deviation from the approved plans related to the work to be inspected, and such deviation was not previously reviewed and approved by the building division.

When a reinspection fee has been assessed, no additional inspection of the work will be performed until the required fee has been paid.

J. Section 111.3 is amended to read as follows:

111.3 Temporary Occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall establish a 30-day time period during which the temporary certificate of occupancy is valid, with no more than two 30-day extensions. A Temporary Certificate of Occupancy shall have fee rates established by the City Council's resolution.

K. Section 111.4 is amended to read as follows:

111.4 Revocation. The building official is authorized to suspend or revoke a certificate of occupancy, a certificate of completion, or a temporary certificate of occupancy issued under the provisions of this code, in writing, for the following conditions:

- (1) The certificate was issued in error by the City.
- (2) The information supplied was incorrect.
- (3) The building or structure or portion thereof is in violation of the provisions of this code or other City ordinance.
- (4) A temporary certificate of occupancy has expired, or the renewal fee has not been paid.

L. Section 113 is amended to read as follows:

113 Building Board of Appeals. Provisions for the means of appeal shall be set forth in Chapter 2.18 of the Palm Desert Municipal Code, Building Board of Appeals.

M. Section 114.4 is amended to read as follows:

114.4, Violation Penalties, to read as follows: Any person, firm or corporation violating any of the provisions, regulations, requirements, additions, amendments and/or deletions of this code is guilty of a misdemeanor and the penalty for such a misdemeanor shall be as set forth in Chapter 1.12 of the Palm Desert Municipal Code.

CHAPTER 15.04 BUILDING CODE

Sections:

- 15.04.010 Adoption of California Building Code.
- 15.04.020 Amendments to the California Building Code.

15.04.010 Adoption of the California Building Code.

Except as provided in this chapter, the California Building Code, 2025 Edition, (Part 2 of Title 24 of the California Code Regulations), including Appendix I, as adopted by the State of California, based on the 2024 International Building Code as published by the International Code Council, except as amended herein, is adopted by reference and shall become the “Palm Desert Building Code” for the City of Palm Desert for regulating the, construction, erection, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, and maintenance of all buildings and/or structures in the city. The California Building Code is on file for public examination in the office of the Building Official.

15.04.020 Amendments to the California Building Code.

A. Section 1203.1 is amended by adding the following sentence at the end of the section:

1203.1 Equipment and systems. In residential occupancies, air conditioning facilities shall be provided at all times that are capable of maintaining a maximum room temperature of 80 degrees Fahrenheit in all habitable rooms.

B. Section 3109.2.1 is added and read as follows:

3109.2.1 Drowning prevention safety features. The enclosure under Health and Safety Code Section 115922(a)(1) shall be required, plus one of the other remaining six drowning prevention features specified in Health and Safety Code Section 115922(a)(2) - (7). Where a wall of a Group R, Division 3, occupancy (including attached garage) serves as part of the enclosure, Health and Safety Code Section 115922(a)(4) or (5) shall be required as part of the enclosure.

Exception: Private pools and spas constructed within a walled, fenced, or gated boundaries of a country club or similar fenced or walled and gated residential development project are not required to be enclosed by a barrier, provided the property complies with Health and Safety Code Section 115922(a).

**CHAPTER 15.06
RESIDENTIAL CODE**

Sections:

- 15.06.010 Adoption of the California Residential Code.
15.06.020 Amendments to the California Residential Code.

15.06.010 Adoption of the California Residential Code.

Except as provided in this chapter, the California Residential Code, Title 24 of the California Code of Regulations, Part 2.5, 2025 Edition, including Chapter 1, Division II, and Appendix BF, as adopted by the State of California, and based on the 2024 International Residential Code as published by the International Code Council, is adopted by reference and shall be and become the “Palm Desert Residential Code” of the City of Palm Desert, regulating construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of detached one- and two-family dwelling and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height. The California Residential Code is on file for public examination in the office of the Building Official.

15.6.20 Amendments to the California Residential Code.

A. Section R105.2 is amended by modifying Item 1 under Building, to read as follows

1. Other than storm shelters, one-story detached light-framed structures accessory to a Group R-3 or U occupancy used as tool and storage sheds, playhouses, trellis structures, gazebos, arbors, greenhouses, and similar uses where the gross floor area does not exceed 120 square feet as measured to the outside walls or support posts. It is permissible that these structures still be regulated by Part 7, the California Wildland Urban-Interface Code, despite the exemption from a permit.

B. Section R105.2 is amended by modifying Item 2 under Building, to read as follows:

2. Wood, vinyl, or open wrought iron fences; block walls, pilasters, and gravity interlocking walls (landscaping only), that are not over 3 feet 6 inches (1,066.8 mm) high and not associated with a swimming pool or spa safety barrier. The City’s Planning Division must approve the material and location.

C. Section R105.2 is amended by modifying Item 4 under Building, to read as follows:

R105.2, Work exempt from permit. Building: 4. Retaining walls of any type that are not over 3 feet 6 inches (1,066.8 mm) in height measured from the top of the footing to the top of the wall, unless supporting a structure or landscaping surcharge or impounding Class I, II, or IIIA liquids. The City’s Planning Division must approve the location and materials of all retaining walls.

D. Section R112 is amended to read as follows:

R112, Board of Appeals. Provisions for the means of appeal shall be set forth in Chapter 2.18 of the Palm Desert Municipal Code, Building Board of Appeals.

E. Section R113.4 is amended to read as follows:

R113.4, Violation Penalties, to read as follows: Any person, firm, or corporation violating any of the provisions, regulations, requirements, additions, amendments, and/or deletions of this code is guilty of a misdemeanor and the penalty for such a misdemeanor shall be as set forth in Chapter 1.12 of the Palm Desert Municipal Code.

F. Section R301.1.3.2 is amended to read as follows:

R301.1.3.2, Woodframe Structures. The building official shall require structural construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than one story in height or with a basement.

G. Section R318.1 is amended to add the following paragraph:

R318.1 Means of Egress. Dwelling units shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through other sleeping areas, a garage, toilet rooms, bathrooms, or laundry areas.

The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

H. The title of Section R325, Light, Ventilation, and Heating, is amended to read as follows:

“SECTION R325 Light, Ventilation, Heating, and Air Conditioning.”

I. Section R325.10 is added to read as follows:

R325.10 Required air conditioning. Every dwelling unit shall be provided with air conditioning facilities capable of maintaining a room temperature of not more than 80 degrees Fahrenheit in all habitable rooms.

**CHAPTER 15.08
MECHANICAL CODE**

Sections:

- 15.08.010 Adoption of the California Mechanical Code.
- 15.08.020 Amendments to the California Mechanical Code.

15.08.010 Adoption of the California Mechanical Code.

Except as provided in this chapter, the California Mechanical Code, 2025 Edition, (Part 4 of Title 24 of the California Code of Regulations), including Chapter 1, Division II, and Appendices B, C, and D, as adopted by the State of California, based on the 2024 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), shall be and become the “Palm Desert Mechanical Code” of the City of Palm Desert, regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances. The California Mechanical Code is on file for public examination in the office of the Building Official.

15.08.020 Amendments to the California Mechanical Code.

- A. Section 104.3.2 is amended by deleting the last paragraph:
- B. Section 104.5 is amended to read as follows:

104.5 Fees. On buildings, structures, mechanical systems, or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

- C. In Section 105.2.6, the fourth paragraph is amended to read as follows:

To obtain reinspection, the applicant shall pay a reinspection fee as set forth in a fee schedule as established by the applicable governing authority.

**CHAPTER 15.10
ELECTRICAL CODE**

Sections:

- 15.10.010 Adoption of the California Electrical Code.
- 15.10.020 Amendments to the California Electrical Code.

15.10.010 Adoption of the California Electrical Code.

Except as provided in this chapter, the California Electrical Code, 2025 Edition, Part 3 of Title 24 of the Code of California Regulations, as adopted by the state of California, based on the 2023 National Electrical Code as published by the National Fire Protection Association, is adopted by reference and shall become the “Palm Desert Electrical Code” of the City of Palm Desert, regulating all installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the city. The California Electrical Code is on file for public examination in the office of the Building Official.

15.10.020 Amendments to the California Electrical Code.

- A. **Table 300.5(A)**, Location of Wiring Method or Circuit, is amended by revising 'Under a building' to read as follows:

Under a building:

“Six inches beneath the bottom of slab”, in all corresponding columns.

**CHAPTER 15.12
PLUMBING CODE**

Sections:

- 15.12.010 Adoption of the California Plumbing Code.
- 15.12.020 Amendments to the California Plumbing Code.

15.12.010 Adoption of the California Plumbing Code.

Except as provided in this chapter, the California Plumbing Code, 2025 Edition, Part 5 of Title 24 of the Code of California Regulations, including Chapter 1, Division II, and Appendices A, B, D, H, I, and J, as adopted by the State of California, based on the 2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), is adopted by reference and shall be and become the “Palm Desert Plumbing Code” of the City of Palm Desert, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the city. The California Plumbing Code will be on file for public examination in the office of the Building Official.

15.12.020 Amendments to the California Plumbing Code.

- A. Section 104.3.2 is amended by deleting the last paragraph.
- B. Section 104.5 is amended to read as follows:

104.5 Fees. On buildings, structures, mechanical systems, or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

- C. The fourth paragraph in Section 105.2.6 is amended to read as follows:

To obtain reinspection, the applicant shall pay a reinspection fee as set forth in a fee schedule as established by the applicable governing authority.

**CHAPTER 15.14
ENERGY CODE****15.14.010 Adoption of the California Energy Code.**

That certain document in book form entitled the “California Energy Code”, 2025 Edition, Part 6 of Title 24 of the California Code of Regulations, including the appendices thereof, prescribing regulations governing the building envelope, space-conditioning system, water-heating systems, indoor lighting systems, outdoor lighting systems, and indoor and outdoor signs installations, construction, maintenance, alteration, and repair within the city, is hereby adopted by reference as the “Palm Desert Energy Code.” The California Energy Code will be on file for public examination in the office of the Building Official.

**CHAPTER 15.16
WILDLAND-URBAN INTERFACE CODE**

Sections:

- 15.16.010 Application and Adoption of the California Wildland-Urban Interface Code
- 15.16.020 Amendments to California Wildland-Urban Interface Code

15.16.010 Adoption of the California Wildland-Urban Interface Code

Except as provided in this chapter, all of the provisions and appendices of the 2025 California Wildland-Urban Interface Code, Part 7 of Title 24 of the California Code of Regulations, as adopted by the State of California, based on the 2024 International Wildland-Urban Interface Code as published by the International Code Council, inclusive of all of the inclusions and exclusions set for in each chapter's matrix, are hereby adopted and shall apply to the City of Palm Desert. In addition, the following provisions that are excluded in the 2025 California Wildland-Urban Interface Code – Chapter 1, Division II of the California Wildland-Urban Interface Code is hereby adopted, except that Sections 103.2 and 112.3 are not adopted, and sections A101 through A102.2, A102.4, A104, A105.1, A105.4 through A105.4.2, A106 through A106.2 and A107 through A107.5 are adopted. The California Wildland-Urban Interface Code is on file for public examination in the office of the Building Official and Fire Official.

15.16.20 Amendments to the California Wildland-Urban Interface Code

- A. Applicability. A new Section 102.4.1.1 is added to Section 102.4.1 of the California Wildland-Urban Interface Code to read as follows:

102.4.1.1 Application of the California Wildland-Urban Interface Code. Where a conflict exists between the provisions of the Palm Desert Municipal Code and the California Wildland-Urban Interface Code, the more restrictive provisions shall apply.

- B. Duties and Powers of the Code Official.

1. A new Section 104.1.1 is added to Section 104.1 of the California Wildland-Urban Interface Code to read as follows:

104.1.1 Authority of the Fire Chief, Chief Deputy, and Fire Department.

1. The Fire Chief, Chief Deputy, or their designee is authorized and directed to enforce all applicable State fire laws and provisions of this code and to perform such duties as directed by the Palm Desert City Council.
2. The Fire Chief, Chief Deputy, or their designee is authorized to administer, interpret and enforce this code. Under the Fire Chief, Chief Deputy, or their designee's direction, the Riverside County Fire Department is authorized to enforce ordinances of the City of Palm Desert pertaining to the following:

- 2.1. The prevention of fires.
 - 2.2. The suppression or extinguishment of dangerous or hazardous fires.
 - 2.3. The storage, use and handling of hazardous materials.
 - 2.4. The installation and maintenance of automatic, manual and other private fire alarm systems and fire extinguishing equipment.
 - 2.5. The maintenance and regulation of fire escapes.
 - 2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
 - 2.7. The maintenance of means of egress.
 - 2.8. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.
3. The following persons are hereby authorized to interpret and enforce the provisions of this ordinance and to make arrests and issue citations as authorized by law:
- 3.1. The Unit Chief, Peace Officers and Public Officers of the California Department of Forestry and Fire Protection.
 - 3.2. The Fire Chief, Peace Officers and Public Officers of the Riverside County Fire Department.
 - 3.3. The Riverside County Sheriff and any deputy sheriff.
 - 3.4. The Police Chief and any police officer of any city served by the Riverside County Fire Department.
 - 3.5. Officers of the California Highway Patrol.
 - 3.6. Code Officers of the Riverside County Code Enforcement Department.
 - 3.7. Peace Officers of the California Department of Parks and Recreation.
 - 3.8. The law enforcement officer of the Federal Bureau of Land Management.
2. Section 104.2 of the California Wildland-Urban Interface Code is deleted and replaced with the following:
- 104.2 Determination of compliance.** The fire code official shall have the authority to determine compliance with this code, to render interpretations of this code and to develop policies, procedures, guidelines, standards, and information bulletins in order to clarify the application of its provisions. Such interpretations, policies, procedures:
1. Shall be in compliance with the intent and purpose of this code.
 2. Shall not have the effect of waiving requirements specifically provided for in this code.
 3. Shall be enforceable as part of this code.

3. Sections 104.8 and 104.8.1 of the California Wildland-Urban Interface Code are deleted in their entirety and replaced with the following:

104.8 Liability. Any liability against Riverside County, City of Palm Desert, or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

C. Permits.

1. Section 105.2 of the California Wildland-Urban Interface Code is deleted in its entirety and replaced with the following:

105.2 Permits Required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, removed, converted, demolished or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the code official.

For buildings or structures erected for temporary uses, see Section A108.3. Where required by the code official, a permit shall be obtained for the following activities, operations, practices or functions within a wildland-urban interface area:

1. Automobile wrecking yard.
2. Candles and open flames in assembly areas.
3. Explosives or blasting agents.
4. Fireworks.
5. Flammable or combustible liquids.
6. Hazardous materials.
7. Liquefied petroleum gases.
8. Landscape and fuel modification zones.
9. Lumberyards.
10. Motor vehicle fuel-dispensing stations.
11. Open burning.
12. Pallet Yards.
13. Pyrotechnical special effects material.
14. Tents, canopies and temporary membrane structures.
15. Tire storage.
16. Welding and cutting operations.

D. Fees.

1. Section 108.2 of the California Wildland-Urban Interface Code is deleted in its entirety and replaced with the following:

108.2 Schedule of permit fees. Fees for services and permits shall be as set by the governing body of the jurisdiction.

2. A new Section 108.7 is added to Section 108 of the California Wildland-Urban Interface Code to read as follows:

108.7 Cost Recovery. Pursuant to California Health and Safety Code sections 11374.5(b)(1), 13009 et seq., 25515(a), 25540(a), 25541 (a), California Government Code sections 53150 et seq, and all other provisions of law, all costs incurred by the Riverside County Fire Department and the City of Palm Desert for the inspection and enforcement of any provision of these Codes, the investigation of any fire, explosion or other hazardous condition, the suppression of fire, the response to a traffic collision or accident, the containment and/or mitigation of a hazardous materials release, and any rescue or rendering of medical or physical aid or assistance, may be charged to any responsible party, any person who violates these Codes or any person who, due to a negligent or unlawful act or omission, is responsible for or requires or causes the emergency response of Riverside County Fire Department. Any expense incurred by the Riverside County Fire Department for such an emergency response shall constitute a debt of such person and shall be collectible by the County and City of Palm Desert in the same manner as in the case of an obligation under contract, express or implied. These provisions shall be applied uniformly against all such persons in violation of a Penal Code, Vehicle Code, Health and Safety Code or other state law statutory violation; only a county official shall have authority to reduce or cancel the debt obligation arising from the incident.

E. Inspection and Enforcement.

1. Section 109.3.7 of the California Wildland-Urban Interface Code is deleted in its entirety and replaced with the following:

109.3.7 Violation and penalties. It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this code, or to violate the provisions of any permit granted pursuant to this code or of the Palm Desert Municipal Code Chapter 15.26. Punishments and penalties for violations shall be in accordance with Health and Safety Code Sections 17995 through 17995.5 and Government Code Section 51185.

F. Definitions.

1. Section 202, definition of "Fire Chief" in the California Wildland-Urban Interface Code is deleted in its entirety and replaced with the following:

FIRE CHIEF. The Fire Chief of Riverside County or the Fire Chief's designee.

G. Wildland-Urban Interface Area Designations.

1. Section 302.1.1 is added to Section 302.1 of the California Wildland-Urban Interface Code to read as follows:

302.1.1 Designation of Fire Hazard Severity Zones. The City of Palm Desert has adopted the recommendations of the State Fire Marshal made pursuant to Government Code section 51178 and designated those areas within the County as moderate, high, and very high fire hazard severity zones as shown on the Local Responsibility Area Fire Hazard Severity Zones Maps published by the Office of the State Fire Marshal. The Maps have been adopted under City of Palm Desert Ordinance No. 1429.

H. Special Building Construction Regulations.

1. Section 501.1 of the California Wildland-Urban Interface shall be amended as follows:

501.1 Scope. Buildings and structures in a wildland-urban interface area shall be constructed in accordance with the California Building Code and this code. For the purpose of this code, a wildland-urban interface area shall be defined as a geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires, and shall include those areas designated by City of Palm Desert Ordinance No. 1429 as moderate, high, and very high fire hazard severity zones based on recommendations from the State Fire Marshal pursuant to Government Code Section 51178.

Exceptions:

1. Group U accessory structures not exceeding 120 square feet (11 m²) in floor area where located not less than 50 feet (15,240 mm) from applicable buildings.
2. Group U agricultural buildings not less than 50 feet (15,240 mm) from applicable buildings.

I. Fire Protection Plans.

1. Section 602.1 of the California Wildland-Urban Interface Code is amended as follows:

602.1 General. A fire protection plan shall be submitted to the Fire Code Official for any proposed subdivision of land or building project. The fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards presented for the property under consideration.

The fire protection plan shall be prepared by a registered design professional, qualified landscape architect, qualified fire safety specialist or similar specialist acceptable to the code official and shall analyze the wildfire risk of the building,

project, premises or region to recommend necessary changes.

Submittal of a preliminary fire protection plan shall be required prior to the submission of a final fire protection plan.

Exception: A single-family dwelling (Group R-3 Occupancy) when located on an existing legal parcel.

2. Section 602.3.2 of the California Wildland-Urban Interface Code is amended as follows:

602.3.2 Final Fire Protection Plan. Final fire protection plan shall include items listed in Section 602.3.1 and the following:

1. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
 - 1.1. The plant life-form;
 - 1.2. The scientific and common name; and
 - 1.3. The expected height and width for mature growth.
2. Identification of irrigated and non-irrigated zones.
3. Requirements for vegetation reduction around emergency access and evacuation routes.
4. Identification of existing vegetation proposed to remain.
5. Identification of points of access for equipment and personnel to maintain vegetation in common areas.
6. Methods and timetables for controlling, changing, or modifying areas on the property.
7. Legally binding statements regarding community responsibility for maintenance of fuel modification zones.
8. Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.

J. Vegetation Plan

1. Section 603.1 of the California Wildland-Urban Interface Code is amended as follows:

603.1 General. Planting of vegetation for new and replacement landscaping shall be selected to reduce vegetation in proximity to a structure and to maintain vegetation as it matures.

2. Section 603.3 of the California Wildland-Urban Interface Code is amended as follows:

603.3 Landscape and Fuel Modification plans. Landscape and Fuel Modification plans shall be submitted for any project located in a wildland-urban interface area. The landscape and Fuel Modification plan shall include development and maintenance requirements for the vegetation management zone adjacent to structures and roadways, and to provide significant fire hazard reduction benefits for public and firefighting safety.

3. Section 603.3.1 of the California Wildland-Urban Interface Code is amended as follows:

603.3.1 Contents. Landscape plans shall contain the following:

1. Delineation of the 5-foot (1524 mm) (Zone 0), 30-foot (9144 mm) (Zone 1) and 100-foot (30 480 mm) (Zone 2) fuel management zones from all structures.
2. Identification of existing vegetation to remain and proposed new vegetation.
3. Identification of irrigated areas.
4. A plant legend with both botanical and common names, and identification of all plant material symbols.
5. Identification of ground coverings within the 30-foot (9144 mm) zone.

K. Maintenance of Defensible Space.

1. Section 604.1 of the California Wildland-Urban Interface Code is amended as follows:

604.1 General. Vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.

2. Section 604.3 of the California Wildland-Urban Interface Code is amended as follows:

604.3 Requirements. Vegetation and fuels around all buildings and structures shall be maintained in accordance with the following laws and regulations:

1. Public Resources Code, Section 4291.

2. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3, Section 1299.03.
 3. California Government Code, Section 51182.
 4. California Code of Regulations, Title 19, Division 1, Chapter 1, Subchapter 1, Article 3, Section 3.07.
 5. The requirements of Appendix A of this code and Riverside County Fire Department Guidelines.
3. Section 604.3.1 is added to Section 604.3 of the California Wildland-Urban Interface Code to read as follows:

604.3.1 Retroactivity. When required by the Fire Code Official, or state law, existing Defensible Space/Fuel Modification Zones (FMZ) shall require retrofitting, including thinning and/or removal of plants, trees, and vegetation, to meet this code or state law. Upon notification by the Fire Code Official, and when approved, work to bring an existing Defensible Space and FMZ into compliance with this code, may be done over a two to four (2-4) year period as determined by the Fire Code Official. A compliance plan prepared by the property owner may be requested for review and approval by the Fire Code Official.

4. Section 604.6 is added to the California Wildland-Urban Interface Code to read as follows:

604.6 Clearance of brush, vegetative growth, and combustible material from improved parcels. All improved parcels declared a Public Nuisance shall be cleared entirely of combustible material. If the Fire Code Official determines this impractical, the provisions of Section 604.7 may be used.

5. Section 604.7 is added to the California Wildland-Urban Interface Code to read as follows:

604.7 Clearance of fuels or vegetative growth from structures. Clearance of fuels and vegetative growth from structures shall be per sections 604.7.1 through 604.7.3 of this code.

6. Section 604.7.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.7.1 Structures. Any person owning, leasing, controlling, operating, or maintaining any Building or structure in, upon, or adjoining any fire hazard severity zone, governed by this section, and any person owning, leasing, or controlling any land adjacent to such Buildings, shall at all times maintain around and adjacent to such Building, an effective firebreak made by removing and clearing away, all combustible material on their property for a distance not less than 100 feet from all

portions of the Building.

Distances may be increased by the Fire Code Official due to a site-specific analysis based on local conditions and when required, based on a Fire Protection Plan. This section shall not apply to single specimens or stands of protected species of trees, Ornamental Landscape or similar plants used in landscaping and ground covers, that are well-pruned, maintained, and spaced, and do not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation or to interrupt the advance of embers toward a structure.

7. Section 604.7.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.7.2 Timing for New Buildings and Additions to Existing Buildings. The provisions of Section 604.7 shall be completed prior to vertical construction of any new building or addition to an existing Building.

8. Section 604.7.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.7.3 Photovoltaic Systems. The clearance requirements around freestanding photovoltaic systems and equipment shall comply with the following:

1. A minimum 10-foot clearance for clusters of panels not exceeding 1,500 square feet of combined panel area.
2. A minimum of 30-foot clearance for clusters of panels greater than 1,500 square feet of combined panel area.
3. Clusters shall be separated by a minimum of 20 feet.
4. Panels and clusters shall be not located within 30 feet of any Building subject to clearance requirements of Section 604 unless the clearance requirements of Section 604 are provided as measured from the perimeter of the panel or cluster.

9. Section 604.8 is added to the California Wildland-Urban Interface Code to read as follows:

604.8 Defensible Space clearance zones and requirements. The required Defensible Space clearance is identified in three (3) distinct zones: Zone 0, 1, and 2.

10. Section 604.8.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.1 Requirements. Defensible Space shall be in accordance with the requirements of Appendix A of this code, Riverside County Fire Department Guidelines and the specific requirements for each zone listed in Sections 604.8.2 through 604.8.5.

11. Section 604.8.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2 Zone 0 purpose and location. Zone 0 reduces the likelihood of structure ignition by reducing the potential for direct ignition of the structure from flame contact, by embers that accumulate at the base of a wall, and/or indirect ignitions when embers ignite vegetation, vegetative debris, or other combustible materials located close to the structure that result in either a radiant heat and/or a direct flame contact exposure to the structure.

Zone 0 is the horizontal area within the first five (5) feet around the structure, including stairs, balconies, attached or adjacent decks, and outbuildings. Zone 0 is measured from the edge of a structure, attached or adjacent decks, patio covers, balconies, and floor projections above-grade. Zone 0 also includes the area on the roof of a building, and underneath and on top of attached decks, patio covers, balconies, and stair landings.

Advisory Notice: Riverside County Fire Department has local Zone 0 requirements currently in effect for new Buildings and additions to existing Buildings. New State regulations for Zone 0 are currently under development by the State Board of Forestry and Fire Protection. Any State regulation more restrictive than this ordinance shall apply. This may require thinning and/or removal of plants, trees, and vegetation to meet State Law and regulations.

12. Section 604.8.2.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2.1 Non-Combustible Zone 0 for New Buildings, Additions to Existing Buildings, and new or replacement landscape. Fuels, including Combustible Materials and vegetation, are prohibited in Zone 0 for all New Buildings, additions to Existing Buildings, installation of new landscape, and refurbishment of existing landscape areas.

The application date of Section 604.8.2.1 shall be the later application date when any of the following occur:

1. Fire Department Clearance for a New Building or Addition to an Existing Building.
2. Building permit for a New Building or addition to an Existing Building.
3. Landscape plans submitted for Riverside County Fire Department review.

4. Replacement of landscape when landscape plans are not required.
13. Section 604.8.2.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2.2 Additional requirements in Zone 0.

1. New and existing tree canopies are prohibited within 10 feet of New Buildings, including the addition portion to Existing Buildings.

Exception: Existing protected oak trees shall be trimmed to provide a minimum 5-foot clearance above the roof and 5 feet to the side of any New Building, or the addition portion to an Existing Building.

2. Landscaped roofs are prohibited.
 3. Vegetation underneath decks is prohibited.
 4. Other Combustible Materials underneath any deck, not part of the deck structure itself, shall be removed.
 5. Artificial or synthetic grass is prohibited within Zone 0.
 6. Vines and climbing plants are not allowed on structures, including decks, patio/shade structures, and any fences within 5 feet of a Building.
 7. Combustible mulch and wood chips are prohibited.
 8. Firewood is prohibited.
 9. All fencing and gates shall be non-combustible. See Section 604.11.
14. Section 604.8.2.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2.3 Zone 0 requirements for Existing Buildings.

15. Section 604.8.2.3.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.2.3.1 Zone 0 restrictions. The following requirements apply within Zone 0 for all Existing Buildings with landscape installed prior to January 1, 2026:

1. No combustible landscape mulch or wood chips.
2. No firewood.
3. No vegetation underneath decks.
4. Other Combustible Materials underneath any deck, not part of the deck structure itself, shall be removed.
5. Roofs and gutters on Buildings shall be maintained free of any leaves, needles, or other vegetative Combustible Materials.
6. The vertical clearance distance for trees and vegetation above any roof shall be not less than 3 feet.
7. A minimum 3-foot clearance of trees and vegetation shall be provided to the side and above any eave or roof projection from the exterior wall of a Building.

A minimum 3-foot clearance of trees and vegetation shall be provided below any eave or roof projection. This requirement also applies to any patio cover or other Building projections.

8. New trees are not allowed.
 9. New or replacement landscaping shall comply with Sections 604.8.1, 604.8.2.1, and 604.8.2.2.
16. Section 604.8.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.3 Zone 1 purpose and location. Zone 1 reduces the likelihood of fire burning directly to the structure. This is accomplished by modifying Fuels and creating a discontinuity between planting groups that limits the pathways for fire to burn to the structure and reduces the potential for near-to-building ember generation and radiant heat exposures. An additional purpose of this zone is to provide a defensible area for fire personnel to stage and take direct action.

Zone 1 is the area within 5-30 feet of structures and decks, with slopes not greater than 20 percent; 5-50 feet from Buildings and decks, when slopes are greater than 20 percent.

17. Section 604.8.3.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.3.1 Requirements and allowable items. This is a minimal planting zone which includes very limited trees of a fire-smart type with additional spacing provided. Plants and other vegetation shall be in accordance with Appendix A of this code, the Palm Desert Municipal Code, and Riverside County Fire Department Guidelines.

18. Section 604.8.4 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.4 Zone 2 purpose and location. Zone 2 is designed to reduce the potential behavior of an oncoming fire in such a way as to drop an approaching fire from the crown of trees to the ground, reducing the flame heights, and the potential for ember generation and radiant heat exposure to structures. Additional benefits of the Zone 2 include facilitating direct defense actions and improving the function of Zones 0 and 1.

Zone 2 is the area from the outer edge of Zone 1 to 100 feet from structures and decks.

19. Section 604.8.4.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.4.1 Requirements and allowable items. Plants and other vegetation shall

be in accordance with Appendix A of this code, the Palm Desert Municipal Code, and Riverside County Fire Department Guidelines.

20. Section 604.8.4.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.4.2 Spacing. Spacing of vegetation and trees at the outer edge of Zone 2 shall be based upon the height of the vegetation within Zone 2 or the adjacent area beyond the 100-foot zone, whichever provides for the greater spacing. This may require clearance outside the 100-foot zone or setting back vegetation and trees within Zone 2 away from the 100-foot line.

21. Section 604.8.5 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5 General requirements for Zone 0, 1, and 2.

22. Section 604.8.5.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.1 Dead and dying vegetation. All dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and tree needles shall be removed.

23. Section 604.8.5.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.2 Mulch and wood chips within Zones 1 and 2. Use of combustible Mulch and wood chips shall be in accordance with the requirements Riverside County Fire Department Guidelines.

24. Section 604.8.5.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.3 Firewood. See Section 607.

25. Section 604.8.5.4 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.4 Clearance from chimney, stovepipe. Any portion of a tree or shrub that extends within 10 feet horizontally or vertically of a chimney outlet or stovepipe outlet shall be removed.

26. Section 604.8.5.5 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.5 Trees. New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure.

27. Section 604.8.5.5.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.5.1 Tree spacing. The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 20 feet in Zone 1 and not less than 10 feet in Zone 2. Separation distance may be increased for slopes exceeding 20 percent. Required spacing is measured between trees at maturity.

28. Section 604.8.5.5.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.5.2 Ground clearance of trees. Trees exceeding 6 feet in height shall be limbed up from the ground 6 feet or 1/3 the height of the tree, whichever is less.

Exception: Fruit trees when approved by the Fire Code Official.

29. Section 604.8.5.5.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.5.3 Ground cover under tree canopy. When approved ground cover and shrubs are located underneath trees, the vertical clearance to the lowest branch of the tree canopy shall not be less than three times the height of the ground cover or shrub under or adjacent to the tree. The horizontal clearance shall be 3 feet from the trunk of the tree.

30. Section 604.8.5.6 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.6 Continuous tree canopies.

31. Section 604.8.5.6.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.6.1 New Structures. Continuous tree canopies are not allowed. Tree spacing shall be in accordance with Riverside County Fire Department Guidelines.

32. Section 604.8.5.6.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.6.2 Existing Structures. Continuous tree canopies may be allowed as determined by the Fire Code Official but will require the complete removal of any understory and smaller trees to meet requirements for a shaded fuel zone. Any remaining trees shall be limbed up a minimum of 12 feet from the ground or 1/3 the tree height, whichever is less. The intent is to not allow a crown (canopy) fire to spread unchecked to a structure and to bring any crown fire down to the ground level prior to Zone 1.

33. Section 604.8.5.7 is added to the California Wildland-Urban Interface Code to read as follows:

604.8.5.7 Grasses. Natural or annual grasses shall be mowed to a maximum height of 4-inch stubble with clippings removed.

34. Section 604.9 is added to the California Wildland-Urban Interface Code to read as follows:

604.9 Fire protection equipment and utilities. The clearance requirements of Sections 604.7 and 604.8 shall apply to communication site towers and their support Buildings; required fire protection water supplies, including water tanks, water supply pumps, and pump houses; and any other utility Structure as required by the Fire Code Official. The Fire Code Official may consider a reduced distance, not less than 30 feet, for communication site towers, water tanks, and Structures with no interior space, based upon a site risk assessment. Also see Appendix A.

35. Section 604.10 is added to the California Wildland-Urban Interface Code to read as follows:

604.10 Planting vegetation under or adjacent to energized electrical lines. No vegetation shall be planted under or adjacent to energized power lines that, at maturity, will grow within 10 feet of the energized conductors.

36. Section 604.11 is added to the California Wildland-Urban Interface Code to read as follows:

604.11 Fencing.

37. Section 604.11.1 is added to the California Wildland-Urban Interface Code to read as follows:

604.11.1 Scope. This section only applies to fences, including gates within the fencing, within 5 feet of Building(s), including Decks, (Zone 0) that are in an applicable Fire Hazard Severity Zone as required by Chapter 6 of this code.

38. Section 604.11.2 is added to the California Wildland-Urban Interface Code to read as follows:

604.11.2 New fencing. New fencing and gates shall be constructed of a non-combustible material.

39. Section 604.11.3 is added to the California Wildland-Urban Interface Code to read as follows:

604.11.3 Existing fencing. Fencing installed prior to January 1, 2026, may

remain.

Exception: The entire fencing not parallel and within 5 feet of the Building, including gates within the fencing, shall be constructed of a non-combustible material when any portion of the existing fencing within 5 feet is being replaced. Fencing beyond 5 feet from the Building is not required to be replaced with non-combustible material.

L. Storage of Firewood and Combustible Materials.

1. Section 607.1 of the California Wildland-Urban Interface Code is amended to read as follows:

607.1 General. Firewood and combustible materials shall not be stored in unenclosed spaces beneath Buildings or Structures, or on Decks or under eaves, canopies, or other projections or overhangs. Firewood piles shall be located 30 feet (9144 mm) or more from structures unless completely covered by a fire-resistant material. Exposed wood piles located within the defensible space shall have a minimum clearance of 10 feet (3048 mm) down to bare mineral soil in all directions. Firewood shall not be stored within Zone 0.

2. Section 607.1.1 of the California Wildland-Urban Interface Code is added to read as follows:

607.1.1 Combustible Materials. Combustible Materials, other than vegetation, stored within Zones 1 and 2 shall not be stored so as to pose a hazard to any Building. Piles shall not exceed 100 square feet of area and a maximum height of 10 feet. Piles shall be separated by a minimum of 20-foot clear area.

3. Section 607.2 of the California Wildland-Urban Interface Code is amended to read as follows:

607.2 Storage for off-site use. Firewood and Combustible Materials not for consumption on the premises shall not be stored within Zones 0, 1, and 2. See Appendix A for storage requirements.

M. Building Siting and Setbacks

1. Section 608.1.1 is added to the California Wildland-Urban Interface Code to read as follows:

608.1.1 Restricted development setbacks. New Structures and additions to existing Structures shall not be constructed less than 100 feet from any protected habitat, whether on the same or adjacent Parcels, where the 100-foot Defensible Space required under Section 604.7 cannot be provided, unless an alternate method of construction and protection is provided that can ensure the safety of the Structure and emergency responders as approved by the Fire Code Official. Protected habitat includes lands restricted from brush clearance or modification

due to Federal or State listed endangered species. Protected habitat does not include sensitive habitat areas.

2. Section 608.2 of the California Wildland-Urban Interface Code is amended to read as follows:

608.2 General. All parcels shall provide a minimum 30-foot (9144 mm) setback for all buildings from property lines and the center of a road, except as provided for in Section 608.2.1. [14 CCR § 1276.00(a)] This section applies to new Tract and Parcel maps, new Buildings, and additions to Existing Buildings.

3. Section 608.2.1 of the California Wildland-Urban Interface Code is amended to read as follows:

608.2.1 Setback reduction. A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size; topographic limitations; Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat or other site constraints, and shall provide for an alternative method to reduce structure-to-structure ignition by incorporating a combination of features such as, but not limited to:

1. Non-combustible block walls or fences; or
2. Non-combustible material extending 5 feet (1524 mm) horizontally from the furthest extent of the building; or
3. Hardscape landscaping; or
4. A reduction of exposed windows on the side of the structure with setbacks less than 30 feet (9144 mm). [14 CCR §1276.01]

N. Ridgelines, Fuels Breaks, and Greenbelts.

1. Section 609.2.7.1 is added to the California Wildland-Urban Interface Code to read as follows:

609.2.7.1 Greenbelts. Subdivisions and other developments, which propose Greenbelts as a part of the development plan, shall locate the Greenbelts strategically, as a separation between wildland fuels and Structures. The locations shall be approved by the inspection authority.

2. Section 609.2.7.2 is added to the California Wildland-Urban Interface Code to read as follows:

609.2.7.2 Access to Greenbelts. A minimum of one (1) access point shall be provided to new Greenbelts at an approved location to allow for ongoing maintenance and firefighter access. Additional access points shall be provided when required by the Fire Code Official.

O. Appendix A.

1. Section A102.1 of the California Wildland-Urban Interface Code is amended to read as follows:

A102.1 General. Vegetation control shall comply with Sections A102.2 through A102.4 and with Chapter 6.

2. Section A105.1 of the California Wildland-Urban Interface Code is amended to read as follows:

A105.1 General. In addition to the requirements of the California Fire Code, and Chapter 6, storage and use of the materials shall be in accordance with Sections A105.2 through A105.4.2.

3. Section A105.4 of the California Wildland-Urban Interface Code is amended to read as follows:

A105.4 Combustible Materials. Outside storage of Combustible Materials such as, but not limited to, wood, rubber tires, building materials, or paper products shall comply with the other applicable sections of this code and this section. Storage of pallets shall be in accordance with the California Fire Code Section 2810. Storage and processing of wood chips, hogged materials, fines, Compost, Compostable Material, Mulch, solid biomass, raw product, and combustible yard waste and recycle material shall be in accordance with Section 5, Section 2808.

**CHAPTER 15.17
SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEM PERMITTING**

Sections:

15.17.010	Adoption
15.17.020	Purpose
15.17.030	Definitions
15.17.040	Mandatory requirements
15.17.050	Validity

15.17.010 Adoption

The ordinance codified in this chapter is hereby adopted by reference as “Small Residential Solar PV Permitting” for the City of Palm Desert, and from the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the corporate limits of the City of Palm Desert.

15.17.020 Purpose

The purpose of this chapter is to provide for an expedited, streamlined solar permitting process that complies with the Solar Rights Act, including California Civil Code section 714 and California Government Code section 65850.5, as amended, and as outlined in the California Solar Permitting Guidebook. This action provides timely and cost-effective installations of small residential rooftop solar energy systems. This chapter encourages the use of solar systems by removing unreasonable barriers, minimizing costs to property owners and the City of Palm Desert, and expanding the ability of property owners to install solar energy systems. This chapter allows the City of Palm Desert to achieve these goals while protecting the public health and safety.

15.17.030 Definitions

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

“Electronic submittal” means the utilization of one or more of the following:

1. E-mail.
2. Internet or jurisdictional permitting software.
3. Facsimile.

“Small residential rooftop solar energy system” means all 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 city and paragraph (iii) of subdivision (c) of Section 714 of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

- A. 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 defined by the City of Palm Desert.

“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 redesignated from time to time.

15.17.040 Mandatory requirements

Section 65850.5 of the California Government Code provides that, on or before September 30, 2015, every city, county, or city and county shall adopt an ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems.

Section 65850.5 of the California Government Code provides that in developing an expedited permitting process, the city, county, or city and county shall adopt a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review. The building official is hereby authorized and directed to develop and adopt such checklist. As required by Section 65850.5, the small residential rooftop solar energy system permit process to be adopted by the building official, including the standard plan(s), and checklist(s), shall substantially conform to recommendations for expedited permitting contained in the most current version of the California Solar Permitting Guidebook adopted by the Governor’s Office of Planning and Research.

The checklist shall be published on the city’s Internet website. The applicant may submit the permit application and associated documentation to the City’s Permitting Center in person, mailed, or electronic submittal together with any required permit processing and inspection fees. In the case of electronic submittal, the electronic signature of the applicant on all forms, applications and other documentation may be used in lieu of a wet signature.

Prior to submitting an application, the applicant shall:

- A. Verify to the applicant’s reasonable satisfaction and through the use of standard engineering evaluation techniques that the support structure for the small residential rooftop solar energy system is stable and adequate to transfer all wind, seismic, and dead and live loads associated with the system to the building foundation; and
- B. At the applicant’s cost, verify to the applicant’s reasonable satisfaction using standard electrical inspection techniques that the existing electrical system including

existing line, load, grounding and bonding wiring, as well as main panel and subpanel sizes, are adequately sized, based on the existing electrical system's current use, to carry all new photovoltaic electrical loads.

For a small residential rooftop solar energy system eligible for expedited review, only one inspection shall be required, which shall be done in a timely manner and may include a consolidated inspection by the Building Official and Fire Chief. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized; however, the subsequent inspection need not conform to the requirements of this subsection.

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.

Upon confirmation by the Building Official of the application and supporting documentation being complete and meeting the requirements of the checklist, the building official shall, in a timely manner, administratively approve the application and issue all required permits or authorizations. Such approval does not authorize an applicant to connect the small residential rooftop 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.

A city, county, or city and county shall not condition approval for any solar energy system permit on the approval of a solar energy system by an association, as that term is defined in Section 4080 of the Civil Code.

15.17.050 Validity

The City Council of the City of Palm Desert hereby declares that should any section, subsection, sentence, clause or phrase of this chapter or the code hereby adopted is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of the ordinance codified in this chapter. The City Council of the City of Palm Desert hereby declares that it would have passed the ordinance codified in this chapter, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

**CHAPTER 15.18
GREEN BUILDING STANDARDS CODE**

15.18.010 Adoption of the California Green Building Standards Code.

That certain document being marked and designated as the 2025 California Green Building Standards Code, California Code of Regulations Title 24, Part 11, including Chapter 1, is hereby adopted by reference as the Palm Desert Green Building Code. The California Green Building Standards Code will be on file for public examination in the office of the Building Official.

**CHAPTER 15.20
HISTORICAL BUILDING CODE**

15.20.010 Adoption of the California Historical Building Code.

Except as provided in this chapter, the California Historical Building Code, Title 24 of the California Code of Regulations, Part 8, 2025 Edition, , prescribing regulations for the preservation, restoration, rehabilitation, relocation or reconstruction of buildings or properties designated as qualified historical building or properties within the city, is hereby adopted by reference as “the Palm Desert Historical Code” of the City of Palm Desert, and from the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the corporate limits of the City of Palm Desert. The California Historical Building Code will be on file for public examination in the office of the Building Official.

**CHAPTER 15.22
HOUSING CODE**

15.22.010 Adoption of the Uniform Housing Code.

Except as provided in this chapter, the Uniform Housing Code, 1997 Edition, (UHC), Chapters 4, 5, 6, and 7 , is adopted by reference Title 25, CCR, Division 1, Chapter 1, Subchapter 1, Section 32 for the enforcement of use, maintenance and occupancy requirements by local code enforcement agencies. The Housing Code will be on file for public examination in the office of the building official.

15.22.020 Amendments and Additions.

A. Section 701.1.1 is added to read as follows:

Section 701.1.1 **Required air conditioning.** Every dwelling unit shall be provided with air conditioning facilities capable of maintaining a room temperature of not more than 80 degrees Fahrenheit in all habitable rooms.

**CHAPTER 15.24
EXISTING BUILDING CODE**

15.24.010 Adoption of the California Existing Building Code

Except as provided in this chapter, the California Existing Building Code, 2025 Edition, (Part 10 of Title 24 of the California Code of Regulations), based on the 2024 International Existing Building Code, as adopted by the State of California, as published by the International Code Council, is adopted by reference and shall become the “the Palm Desert Existing Building Code” for the purpose of regulating the Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings, in existing buildings in the City. The California Existing Building Code will be on file for public examination in the office of the Building Official.

**CHAPTER 15.26
FIRE CODE**

Sections:

15.26.10 Adoption of the California Fire Code

15.26.010 Adoption of the California Fire Code

A. FINDINGS. The City of Palm Desert finds the following:

1. The sections of the California Fire Code may be referred to by the same number used in said published compilation preceded by the words "Riverside County Fire Code Section" or "Fire Code Section."
2. The purpose of this chapter is to adopt the 2025 California Fire Code, California Code of Regulations, Title 24, Part 9, as amended, to govern the safeguarding of life and property from fire, explosion hazards and hazardous conditions and to regulate the issuance of permits and collection of fees.
3. Except as stated in this section or as amended below in subsection E of this section, all of the provisions and appendices of the 2025 California Fire Code, inclusive of all of the inclusions and exclusions set forth in each chapter's matrix, are hereby adopted by reference and shall apply to the City of Palm Desert. In addition, the following provisions that are excluded in the 2025 California Fire Code are hereby adopted - Chapter 1, Division II of the California Fire Code is hereby adopted, except that Sections 103.2 and 112.3 are not adopted, and Chapters 3,25, and Sections 503, 510.2, 1103.2, and 5707 are adopted.

B. Amendments to the California Fire Code.

1. Scope of General Requirements.
 - a. Section 101.4 of the California Fire Code is deleted in its entirety and replaced with the following:

101.4 Severability. If any provision, clause, sentence or paragraph of this code or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this code which can be given effect without the invalid provision or application, and to this end, the provisions of this code are hereby declared to be severable.
2. Applicability. Section 102.5 of the California Fire Code is amended as follows:

102.5 Application of residential code. Where structures are designed and constructed in accordance with the California Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.6 of this code shall apply.
2. Administrative, operational and maintenance provisions of this code shall apply.
3. Automatic fire sprinkler system requirements of this code shall apply to detached accessory buildings 3,000 square feet or greater in accordance with Section 903.2. The provisions contained in Section 903.2.18 of the California Fire Code or Section R317.5.1 of the California Residential Code may be used for the design of the automatic fire sprinkler system for detached private garages.
3. A new Section 102.13.1 is added to Section 102.13 of the California Fire Code to read as follows:

102.13.1 Application of the California Wildland-Urban Interface Code. Where a conflict exists between the provisions of the Riverside County Fire Code and the California Wildland-Urban Interface Code, the more restrictive provisions shall apply.

4. Duties and Powers of the Fire Code Official.
 - a. A new Section 104.1.1 is added to Section 104.1 of the California Fire Code to read as follows:

104.1.1 Authority of the Fire Chief, Chief Deputy and Fire Department

1. The Fire Chief, Chief Deputy, or their designee, is authorized and directed to enforce all applicable State fire laws and provisions of this code and to perform such duties as directed by the City Council.
2. The Fire Chief, Chief Deputy, or their designee, is authorized to administer, interpret, and enforce this code. Under the direction of the Fire Chief, Chief Deputy, or their designee, the Riverside County Fire Department is authorized to enforce this code and ordinances of the City of Palm Desert pertaining to the following:
 - 2.1 The prevention of fires.
 - 2.2 The suppression or extinguishment of dangerous or hazardous fires.
 - 2.3 The storage, use and handling of hazardous materials.
 - 2.4 The installation and maintenance of automatic, manual, and other private fire alarm systems and fire extinguishing equipment.
 - 2.5 The maintenance and regulation of fire escapes.

- 2.6 The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
 - 2.7 The maintenance of means of egress.
 - 2.8 The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.
3. The following persons are hereby authorized to interpret and enforce the provisions of this code and to make arrests and issue citations as authorized by law:
 - 3.1 The Unit Chief, Peace Officers and Public Officers of the California Department of Forestry and Fire Protection.
 - 3.2 The Fire Chief, Peace Officers, and Public Officers of the Riverside County Fire Department.
 - 3.3 The Riverside County Sheriff and any deputy sheriff.
 - 3.4 The Police Chief and any police officer of any city served by the Riverside County Fire Department.
 - 3.5 Officers of the California Highway Patrol.
 - 3.6 Code Officers of the City of Palm Desert Code Enforcement Department.
 - 3.7 Peace Officers of the California Department of Parks and Recreation.
 - 3.8 The law enforcement officer of the Federal Bureau of Land Management.
- b. Section 104.2 of the California Fire Code is deleted and replaced with the following:

104.2 Determination of compliance. The fire code official shall have the authority to determine compliance with this code, to render interpretations of this code and to develop policies, procedures, guidelines, standards, and information bulletins in order to clarify the application of its provisions. Such interpretations, policies, procedures:

 1. Shall be in compliance with the intent and purpose of this code.
 2. Shall not have the effect of waiving requirements specifically provided for in this code.
 3. Shall be enforceable as part of this code.
- c. Sections 104.8 and 104.8.1 are deleted in their entirety and replaced with the following:

104.8 Liability. Any liability against Riverside County or the City of Palm Desert or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.
- d. A new section 104.12 is added to Section 104 of the California Fire Code to

read as follows:

104.12 Authority of the Fire Chief to close hazardous fire areas. Except upon National Forest Land, the Fire Chief is authorized to determine and announce the closure of any hazardous fire area or portion thereof. Any closure by the Fire Chief for a period of more than fifteen (15) calendar days must be approved by the Riverside County Board of Supervisors and/or the City Council within fifteen (15) calendar days of the Fire Chief's original order of closure. Upon such closure, no person shall go in or be upon any hazardous fire area, except upon the public roadways and inhabited areas. During such closure, the Fire Chief shall erect and maintain at all entrances to the closed area sufficient signs giving notice of closure. This section shall not prohibit residents or owners of private property within any closed area, or their invitees, from going in or being upon their lands. This section shall not apply to any entry, in the course of duty, by a peace officer, duly authorized public officer or fire department personnel. For the purpose of this section, "hazardous fire area" shall mean public or private land that is covered with grass, grain, brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief.

5. Fees.

- a. A new Section 108.2 and replaced with the following:

108.2 Schedule of permit fees. Fees for services and permits shall be as set forth in the City of Palm Desert fee schedule.

- b. A new Section 108.7 is added to Section 108 of the California Fire Code to read as follows:

108.7 Cost recovery. Pursuant to California Health and Safety Code sections 11374.5(b)(1), 13009 et seq., 25515(a), 25540(a), 25541(a), California Government Code sections 53150 et seq, and all other provisions of law, all costs incurred by the Riverside County Fire Department for the inspection and enforcement of any provision of these Codes, the investigation of any fire, explosion or other hazardous condition, the suppression of fire, the response to a traffic collision or accident, the containment and/or mitigation of a hazardous materials release, and any rescue or rendering of medical or physical aid or assistance, may be charged to any responsible party, any person who violates these Codes or any person who, due to a negligent or unlawful act or omission, is responsible for or requires or causes the emergency response of Riverside County Fire Department. Any expense incurred by the Riverside County Fire Department for such an emergency response shall constitute a debt of such person and shall be collectible by the County in the same manner as in the case of an obligation under contract, express or implied. These provisions shall be applied uniformly against all such

persons in violation of a Penal Code, Vehicle Code, Health and Safety Code or other state law statutory violation; only a county official shall have authority to reduce or cancel the debt obligation arising from the incident.

6. Board of Appeals. Section 112.1 of the California Fire Code is deleted in its entirety and replaced with the following:

112.1 Board of appeals established. The Board of Appeals shall be the City Manager. If he or she determines an outside board is needed, he or she shall designate an outside hearing officer to hear the appeal. The Fire Chief and Chief Deputy shall be notified of any appeal and the Fire Chief, Chief Deputy or their designees shall be in attendance at the appeal hearing. Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the Appeals Board.

7. Violations. Section 113.4 of the California Fire Code is deleted in its entirety and replaced with the following:

113.4 Violation and penalties. It shall be unlawful for any person, firm, corporation, or association of persons to violate any provision of this code, or to violate the provisions of any permit granted pursuant to this code. Punishments and penalties for violations shall be in accordance with the City of Palm Desert ordinances, fee schedule and Health and Safety Code Sections 17995 through 17995.5.

8. Definitions. Section 202, definition of “Fire Chief” in the California Fire Code is deleted in its entirety and replaced with the following:

FIRE CHIEF. The Fire Chief of Riverside County or the Fire Chief’s designee.

9. Open Flames. Open Flames. Section 308.1.7 of the California Fire Code is deleted in its entirety and replaced with the following:

308.1.7 Sky lanterns or similar devices. A person shall not release or cause to be released a sky lantern or similar device.

10. Fire Apparatus Road.

- a. A new Section 503.1.2.1 is added to Section 503.1.2 of the California Fire Code to read as follows:

503.1.2.1 Remoteness. Unless otherwise approved, where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

- b. 503.2.1 of the California Fire Code is deleted in its entirety and replaced with the following:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). For additional requirements or alternatives, see Riverside County Fire Department Standards and Policies, as may be amended from time to time.

- c. Section 503.2.2 of the California Fire Code is deleted in its entirety and replaced with the following:

503.2.2 Authority. The fire code official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access widths for fire or rescue operations.

- d. A new Section 503.6.1 is added to Section 503.6 of the California Fire Code to read as follows:

503.6.1 Automatic opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with Riverside County Fire Department Standards and Policies, as may be amended from time to time.

Exception: Gates serving individual one- and two-family dwelling parcels.

- e. A new Section 503.7 is added to Section 503 of the California Fire Code to read as follows:

503.7 Loading areas and passenger drop-off areas. On private properties, where fire apparatus access roads are utilized for loading or unloading or utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the minimum required width for the fire apparatus access road.

11. Fire Protection and Water Supplies

- a. A new Section 507.5.7 is added to Section 507.5 of the California Fire Code to read as follows:

507.5.7 Fire hydrant size and outlets. As determined by the fire code official, fire hydrant sizes and outlets shall be based on the following:

1. Residential Standard – one (1) four (4) inch outlet and one (1) two and half

- (2 ½) inch outlet.
2. Super Hydrant Standard – one (1) four (4) inch outlet and two (2) two and one half (2 ½) inch outlet.
 3. Super Hydrant Enhanced – two (2) four (4) inch outlet and one (1) two and one half (2 ½) inch outlet.
- b. A new Section 507.5.8 is added to Section 507 of the California Fire Code to read as follows:

507.5.8 Fire hydrant street marker. Fire hydrant locations shall be visually indicated in accordance with Riverside County Fire Department Guidelines, as may be amended from time to time. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer or person responsible for removal or damage.

12. Fire Command Center.

- a. Section 508.1 of the California Fire Code is deleted in its entirety and replaced with the following:

508.1 General. Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code, in all buildings greater than 300,000 square feet in area and in Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and comply with Sections 508.1.1 through 508.1.7.

- b. Section 508.1.1 of the California Fire Code is deleted in its entirety and replaced with the following:

508.1.1 Location and access. The fire command center shall be located adjacent to the main lobby and shall be accessible from fire department vehicular access or as approved by the fire code official. The room shall have direct access from the building exterior at the lowest level of fire department access.

- c. Section 508.1.3 of the California Fire Code is amended as follows:

508.1.3 Size. The fire command center shall be not less than 0.015 percent of the total building area of the facility served or 200 square feet (19 m²) in area, whichever is greater, with a minimum dimension of 0.7 times the square root of the room area or 10 feet (3048 mm), whichever is greater.

Where a fire command center is solely required because a building is greater than 300,000 square feet (27 870 m²), the fire command center shall have a

minimum size of 96 square feet (9 m²) with a minimum dimension of 8 feet (2438 mm) where approved by the fire code official.

13. Fire Protection and Utility Equipment Identification and Location. A new section 509.2.1 is added to 509.2 of the California Fire Code to read as follows:

509.2.1 Minimum clearances. A 3-foot (914 mm) clear space shall be maintained around the circumference of exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access, except as otherwise required or approved.

14. Mechanical Refrigeration. Section 608.11.1.2 of the California Fire Code is deleted in its entirety and replaced with the following:

608.11.1.2 Manual operation. When required by the fire code official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room in a secure metal box or equivalent and marked as Emergency Controls.

15. Automatic Fire Sprinkler Systems

- a. Section 903.2 of the California Fire Code is deleted in its entirety and replaced with the following:

903.2 Where required. In all new buildings and structures which are 3,000 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the Sections 903.2.1 – 903.2.21 of the California Fire Code require more restrictive requirements than those listed below, the more restrictive requirement shall take precedence.

All existing buildings, except for one- and two-family dwellings, shall be retrofitted with automatic fire sprinklers when a structure exceeds 3,000 square feet and changes are made to the building including any of the following: change of use/occupancy, removal of an existing fire wall as defined by the California Building Code, or additions of 50% or more are made to the original building area and the resulting square footage exceeds 3,000 square feet.

One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

Exceptions: Unless required elsewhere in this code or the California Building Code, automatic fire sprinkler systems shall not be required for the following:

1. Spaces or areas in telecommunication buildings used exclusively for

telecommunications equipment, associated electrical power distribution equipment, and batteries not required not required to have an automatic sprinkler system by Section 1207 of 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.

2. Detached Group U occupancies used for agricultural purposes constructed in accordance with the California Building Code.
3. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses.
4. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles and dining areas with no cooking.
5. Non-combustible fueling station canopies not exceeding 10,000 square feet when separated from other buildings by a distance of not less than 50 feet.
6. Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

The following exceptions in the California Fire Code shall not be allowed:

- a. Exception in Section 903.2.3
 - b. Exception in Section 903.2.11.3
- b. A new Section 903.3.5.3 is added to Section 903.3.5 of the California Fire Code to read as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

16. Commercial Hood and Duct Systems. A new Section 904.2.2.1 is added to Section 904.2.2 of the California Fire Code to read as follows:

904.2.2.1 Activation of the Fire Alarm System. Where a fire alarm signaling system, or a Dedicated Function Fire Alarm System is serving the occupancy where the extinguishing system is located, the actuation of the automatic fire-

extinguishing system shall actuate the fire alarm signaling system in accordance with the requirements of NFPA 72. If a fire alarm signaling system, or a Dedicated Function Fire Alarm System is not present, one will be required to be installed to provide monitoring for the automatic fire-extinguishing system.

17. General Fire Protection and Life Safety Features of High-Piled Storage. A new section is added to Section 3206.4.2 is added to 3206.4 of the California Fire Code to read as follows:

3206.4.2 Minimum requirements for client leased or occupant owned warehouses. Designs of an automatic sprinkler system for client leased or occupant owned buildings containing high pile storage shall be based on the requirements of NFPA 13. Unless otherwise approved a Professional Engineer, licensed in the State of California shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The engineer shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration. The sprinkler design shall be based on the most demanding requirements determined through the onsite survey and discussions with the building owner or operator. The technical report shall describe the basis for determining the commodity and sprinkler design selection, how the commodities will be isolated or separated, and include references to the design document(s), including NFPA 13 or the current applicable factory mutual data sheets. If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

18. Mobile Food Preparation Vehicles. A new Section 4107 is added to Chapter 41 of the California Fire Code to read as follows:

4107 – MOBILE FOOD PREPARATION VEHICLES.

New Sections 4107.1 through 4107.2.3 are added to Section 4107 of the California Fire Code to read as follows:

4107.1 General. Mobile food preparation vehicles that are equipped with appliances that produce smoke or grease-laden vapors shall comply with this sections 4107.1 through 4107.2.3.

4107.2 Maintenance. Maintenance of systems on mobile food preparation vehicles shall be in accordance with Sections 4107.2.1 through 4107.2.3.

4107.2.1 Exhaust system. The exhaust system, including hood, grease-removal devices, fans, ducts and other appurtenances, shall be inspected and cleaned in accordance with Section 606.3.

4107.2.2 Fire protection systems and devices. Fire protection systems and devices shall be maintained in accordance with Section 901.6.

4107.2.3 Fuel gas systems. LP-gas containers installed on the vehicle and fuel-gas piping systems shall be inspected annually by an approved inspection agency or a company that is registered with the U.S. Department of Transportation to requalify LP-gas cylinders, to ensure that system components are free from damage, suitable for the intended service and not subject to leaking. CNG containers shall be inspected every 3 years in a qualified service facility. CNG containers shall not be used past their expiration date as listed on the manufacturer’s container label. Upon satisfactory inspection, the approved inspection agency shall affix a tag on the fuel gas system or within the vehicle indicating the name of the inspection agency and the date of satisfactory inspection.

19. Fireworks Display. A new Section 5608.2 is added to Section 5608 of the California Fire Code to read as follows:

5608.2 Fallout Area. For aerial shells, the minimum required radius of the fallout area shall be 100 ft/in. (22 m/25 mm) of the internal mortar diameter of the largest aerial shell to be fired, unless otherwise approved.

20. Appendix B

a. A new Section B103.2.1 is added to Section B103.2 of the California Fire Code to read as follows:

B103.2.1 Wildland-Urban Interface Area Subdivisions. The minimum fire flow for any new subdivision or tract constructed within a Wildland-Urban Interface Area shall be 1,500 gallons per minute.

b. Table B105.2 of the California Fire Code is amended as follows:

TABLE B105.2 - REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES AUTOMATIC SPRINKLER SYSTEM

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)

Section 903.3.1.1 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2)	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2)	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

- a. The reduced fire-flow shall be not less than 1,000 gallons per minute.
- b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

21. Appendix C. Section C103.1 of the California Fire Code is deleted in its entirety and replaced with the following:

C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the International Fire Code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3. Fire hydrants shall be provided at street intersections.

CHAPTER 15.28 ADDRESS NUMBERING

Sections:

15.28.010	Rules and regulations for street address numbers
15.28.020	Street address numbers, size, and height
15.28.025	Entrance numbers
15.28.030	Street address numbers responsibility
15.28.040	Street address numbers designation
15.28.050	Correcting erroneous numbers
15.28.060	Unnumbered buildings and obliterated/obstructed numbers
15.28.070	Violation—Penalty.

15.28.010 Rules and regulations for street address numbers

The Building Official shall adopt such reasonable rules and regulations as are necessary to implement the street address number provisions of this article, codified in this chapter.

15.28.020 Street address numbers, size, and height

The City of Palm Desert, Building and Safety Division, shall provide a street address to all buildings used for residential, commercial, industrial, institutional, or governmental purposes. New and existing buildings shall have approved street address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. The minimum dimensions of any street address number designated by the Building Official shall be as shown in Table 15.28.020A.

Distance From Street to Building		Minimum Figure Size			
Over	To	Height	Width	Stroke of Line	Building Placement (Maximum Height)
0'	10'	6"	2"	1/2"	8'
11'	25'	6"	2 1/4"	1/2"	10'
26'	35'	7"	2 1/2"	1/2"	12'
36'	45'	10"	3"	5/8"	14'
46'	55'	10"	3 1/2"	3/4"	16'
56'	65'	10"	4"	3/4"	18'
66'	75'	10"	4 1/2"	7/8"	20'
76'	85'	12"	5"	1"	22'
86'	95'	12"	5 1/2"	1 1/8"	24'
96'	200'	12"	6"	1 1/4"	26'

Stroke of Line – Helvetica Bold or Equal. Design (including shape and style) as well as location of the street address numbers shall be such that they are legible and easily readable. The Building Official may prescribe a street address number larger in size than stated in Table 15.28.020A when determined that lighting conditions, building locations, shadows, background, or readability from the street or approach to the entrance. A street address number of unusual design or placement may not be employed without prior written approval of the Building Official.

15.28.025 Entrance numbers

All entrance numbers from the public streets or parking lots in the city to residential, commercial, or multiple tenant buildings shall be numbered as hereafter provided. Building address number and or suite unit number of each and every entrance shall be placed upon, or immediately above or adjacent to the door or gate closing of said entrance where multi-numbered street addresses exist on a site. Single numbered street addresses on a building will only require the suite number immediately above or adjacent to the door or gate of said entrance. Each figure of said number shall be no less than four inches in height and of corresponding width. (See Section 15.28.020.) The owner, agent or other person shall cause said building to be numbered in accordance with the building official or designee within thirty days. Results of the Building Official's decision shall be filed with each address record.

Exception: Numbers for single family residences less than thirty feet from the curb to front of building may be a minimum of four inches high by one and one-half inches wide. Notwithstanding the above, the Building Official may set forth different standards on a case-by-case consideration to comply with the intent of this chapter.

15.28.030 Street address numbers responsibility

Every person having ownership, possession, custody, control or charge of any building structure or parking lot shall have and maintain the established street address number thereon upon or near each entrance from a street of the city, and from any other public access way, in the manner and location designated by the building official or designee. "Access way" shall include, but not be limited to, any alley, stairway, driveway, or walkway.

15.28.040 Street address numbers designation

Installation, change, substitution, or removal of any existing or subsequently designated street address number shall be completed within thirty days after receipt by the owner, occupant, lessee, tenant, subtenant, fiduciary or custodian of such building, structure or parking lot, or any person or agent in charge thereof, of a written notice containing appropriate instructions therefor, from the Building Official.

15.28.050 Correcting erroneous numbers

In cases where incorrect numbers have been placed and remain or shall hereafter be placed on any house or building, the owner, agent, or other person shall, upon notification by the Building Official, correct the erroneous numbers within thirty days after official notification.

15.28.060 Unnumbered buildings and obliterated/obstructed numbers

In cases where a building or structure remains unnumbered or where a building or structure may have been numbered and the number since lost or destroyed or defaced as to be unintelligible from right-of-way, the owner, agent, or other person will cause said building or structure to be numbered in accordance with the official notification of the building official within thirty days. All numbered street addresses must be kept clear from all obstructions, including, but not limited to, vegetation, signs, banners, and vehicles.

15.28.070 Violation—Penalty

It is unlawful for any person to violate any provision or fail to comply with any of the requirements of this chapter. Any person violating any provision of the chapter or failing to comply with any of the requirements is deemed guilty of a violation of Chapter 1.12 of the Palm Desert Municipal Code.

CHAPTER 15.30
CONSTRUCTION SITE SECURITY

Sections:

- 15.30.010 Construction site security
- 15.30.020 New construction
- 15.30.030 Requirements to receive a building permit.

15.30.010 Construction site security

- A. The owner, contractor, or responsible party constructing a new building, addition, alteration, swimming pool, demolition to an existing structure, or construction conditions on a property shall maintain security measures as deemed necessary or as required by the building official to control vandalism, fires, blowing dust, sand, or debris.
- B. Perimeter security fencing is required along all property lines. Fencing shall be a minimum of six feet high with a minimum of ninety-four percent blackout heavy-duty plastic and/or fabric screening. The number of access points onto the site shall be minimized, and where feasible, situated in locations that are highly visible from an adjacent street. Vehicle and pedestrian gates and openings shall have gates secured after hours of operation. Locking gates shall be secured with a minimum 3/8-inch thick, 30-grade coil chain or a minimum 5/16-inch cable. The perimeter security fencing shall be maintained and remain in place throughout the duration of the project or until a permanent wall/fencing is installed.
- C. The owner, contractor, or responsible party shall keep the construction site clean by having adequately sized discarded materials containers placed on the site for the depositing of discarded materials. For the purpose of this section, discarded materials shall have the same meaning as in Chapter 8.16 and shall include those substances that may be accumulated as a result of construction activities.
- D. In accordance with Section 15.18.010, the owner, contractor, or responsible party will meet diversion requirements as specified in Chapters 4 and 5 of the California Green Building Code, 23 CCR, Part 11. Containers, as defined in Chapter 8.16 of this municipal code, shall remain on the construction site until the building inspector has completed the final inspection or has approved the removal of the container. Said container shall be emptied of its contents on a regular schedule or as ordered by the building inspector in order to avoid blowing debris or other public nuisances.
- E. Disposal shall be by transportation to a legally established recovery, processing, or disposal site by the city's franchise waste hauler or other person authorized by law to remove any container from the location where the person in charge for storage and collection placed the container.

- F. Refusal to comply with the provisions of this section shall be deemed a misdemeanor or infraction and is punishable as stipulated in Chapter 1.12 of this code. The noncompliance can be sufficient cause for the revocation of the issued building permit.

15.30.020 New construction

Persons applying for a permit from the city for new construction, building additions, and alterations shall comply with the adequate container space requirements of Section 8.12.030 and applicable required components of the California Green Building Standards

If the CALGreen requirements are more stringent than the container enclosure requirements of Section 8.12.030, the CALGreen requirements shall apply.

15.30.030 Requirements to receive a building permit

Prior to the issuance of a building permit for all new projects requiring a building permit, the proponent of the project shall obtain the review and approval of the city manager or their designee of a plan depicting the recyclable materials and/or organic materials collection area or areas for the project. The plan shall comply with the following provisions:

- A. Location. recyclable materials and/or organic materials collection areas may be located either indoors or outdoors and may be included as part of the same enclosure where solid waste is collected. In no case shall any recyclable materials and/or organic materials collection area be farther from a dwelling unit or structure than the solid waste collection area which serves the same dwelling unit or structure.
- B. Signage. Collection areas and containers shall be clearly labeled to indicate the type and condition of discarded materials accepted.
- C. Space Allocation Based on an Approved Recycling Plan. In lieu of having specific collection area space allocation tables or formulas, and to allow maximum flexibility, a recycling plan may be submitted by the applicant which details the recyclable materials and/or organic materials collection system from the individual workstations to the final collection area and/or the size of interim and final collection areas (which must be minimum of one hundred twenty-eight square feet) and type of materials collected.

CHAPTER 15.32 MOVED BUILDINGS, AND TEMPORARY STRUCTURES

Sections:

15.32.010	Permits required
15.32.020	Application and investigation fee
15.32.030	Investigation and report
15.32.040	Denial of permit
15.32.050	Security required
15.32.060	Conditions of security
15.32.070	Permit issuance and fees
15.32.080	General requirements
15.32.090	Expiration of permits
15.32.110	Procedure upon default
15.32.120	Release of security

15.32.010 Permits required

It is unlawful for any person, firm, or corporation to move or cause to be moved any building or structure excepting which is relocated as construction requires, into or within the city without first obtaining a permit to do so from the Building Official.

Exception: Buildings moved to the business premises of a house for the purpose of temporary storage. a contractor's tool house, construction office, or similar structure,

15.32.020 Application and investigation fee

To obtain a permit to relocate a building or structure the applicant shall first file an application therefore as required by California Building Code. The Building Official may require plans, photographs, and other data to substantiate the application.

Each application shall be accompanied by an investigation fee to cover the costs of processing the application, inspecting the building and premises, and handling other matters connected therewith. Such fee shall be nonrefundable. If the building to be moved is located outside the city, the applicant shall pay an additional fee to cover increased costs of inspection and mileage.

15.32.030 Investigation and report

The Building Official may cause an investigation to be made of each building or structure for which an application for a relocation permit has been received. A written report shall be prepared based on such inspection, and a copy of the report shall be given to the applicant. This report shall contain the approval or disapproval by the Building Official for relocating the building. If approved for relocation, the report may list the requirements and corrections necessary for making the building conform to the codes adopted herein.

In granting an approval for relocation, the Building Official may impose such terms and conditions as deemed reasonable and proper, including time limits for completion of all work, and requirements for whatever changes, alterations, additions, or repairs are necessary to assure that relocation will not be materially detrimental or injurious to public health, safety and welfare.

The investigation report shall remain valid for a period of one hundred eighty days after the building or structure has been inspected, after which time a new investigation and report may be required by the Building Official.

15.32.040 Denial of permit

Except as otherwise provided in this section, the Building Official shall be vested with the discretion to refuse to issue a relocation permit for any building or structure which:

- A. Is so constructed or is in such condition as to be dangerous;
- B. Is infested with pests or is unsanitary;
- C. Is in such condition in the judgment of the building official that it does not admit of practicable and effective repair;
- D. Is so dilapidated, defective or unsightly or is in such a condition of deterioration or disrepair that its relocation at the proposed site would cause appreciable harm to or be materially detrimental to the property or improvements in the area to which it would be relocated;
- E. Because of age, size, design or architectural treatment, does not substantially conform to the design, plan and construction of the buildings located in the area to which it is to be relocated so that its relocation would be materially detrimental to the property or improvements in said area.

15.32.050 Security required

The building official shall be vested with the authority to require the applicant for a permit to first post with the building official a performance bond executed by the owner of the premises where the building or structure is to be located, listing said owner as principal, and an approved surety company authorized to do business in the state as surety; a cash bond naming the city of Palm Desert as the payee; or an assignment of certificates or shares issued by a savings and loan association doing business in this state and insured by the Federal Savings and Loan Insurance Corporation. The building official may waive the requirement of security when the owner of the property is a governmental agency.

The performance bond required by this section shall:

- 1. Be in form joint and several;

2. Name the city of Palm Desert as the obligee.
3. Guarantee that the required work will be completed or, when ordered by the building official, the building or structure will be removed or demolished and the site cleared, cleaned, and restored to its original condition; within a reasonable time frame set by the building official;
4. Be in an amount equal to the estimated cost, plus ten percent, of the work required to be done in order to comply with all of the conditions of the relocation permit or shall be in an amount equal to the cost of demolition and removal, whichever is greater. Such costs for purposes of the bond shall be as estimated by the building official;
5. State therein the legal description or address of the property to which the building or structure is to be relocated.

15.32.060 Conditions of security

Every performance bond, cash bond or assignment of shares required by this article shall be conditioned as follows:

1. Unless otherwise specified in the investigation report, work required to be done pursuant to the conditions of the relocation building permit shall be initiated within one hundred eighty days from the date of issuance of the permit;
2. The time limit specified may be extended for good and sufficient cause after written request of the principal or surety, before said time limit has expired. The building official shall notify the principal and surety in writing of such time extension and may extend the time limit without consent of the surety;
3. The term of each bond posted pursuant to this section shall begin upon the date of the posting thereof and shall end upon the completion to the satisfaction of the building official of the performance of all the terms and conditions of the relocation building permit;
4. The building official and the surety, or the duly authorized representative of either, shall have access to the premises described in the relocation permit for the purpose of inspecting the progress of the work;
5. Upon default by the principal, the surety shall cause all required work to be performed as set forth as stated in the investigation report and relocation permit;
6. In the event of default in the performance of any term or condition of the relocation permit, the surety or any person employed or engaged on its behalf, or the building official or any person employed or engaged on his or her behalf, may go upon the premises to complete the required work or to remove or demolish the building or

structure, and to clear, clean and restore the site.

15.32.070 Permit issuance and fees

Before any permit is issued for the relocation, reconstruction or repair of a building or structure a fee therefor shall be paid to the building official in accordance with the city council resolution for building, electrical, plumbing, mechanical, and grading or other permits when applicable. The required permits, together with the investigation report, shall comprise the relocation permit for the purpose of this chapter.

The valuation for the purpose of determining the relocation permit fee shall be based upon the building official's estimate of the cost of work necessary to relocate the structure and to bring into compliance with conditions listed on the investigation report and permit.

15.32.080 General requirements

The following information shall be filed for review and subject to the approval of the building official prior to the issuance of the building relocation permit:

1. The location and address of the old and new sites;
2. A plot plan of the new location, including adjacent lots of all sides of the property with their use and an indication of all structures and improvements on such lot;
3. Plans and specifications for the proposed improvements at the new location, including drainage, foundation design and attachment, structural, geologic and soil engineering as appropriate;
4. The definition of the route of travel for the structure to be moved. The time and route shall be subject to the approval of the city engineer, fire chief and chief of police;
5. A termite inspection report prepared by a legally qualified person;
6. The abandonment of sewage disposal systems and/or sewer laterals as set forth in the California Plumbing Code, for the old and the new parcels involved;
7. A current photograph showing all four elevations of each structure to be relocated;
8. Such additional information as shall be deemed reasonably necessary by the building official to carry out the intent and purpose of this chapter;
9. That the structure shall comply or be altered to comply with current building, electrical, comfort heating, and air conditioning and plumbing code requirements; and
10. The vacated site shall be cleaned and restored to a safe and sightly condition,

including the removal of abandoned foundation systems.

15.32.090 Expiration of permits

Permits for the relocation, reconstruction and repair of a building or structure shall be null and void in accordance with the provisions of CBC, Chapter 1, Division II, Section 105.5 if the building or structure is not relocated to the proposed site and/or the required work commenced within one hundred eighty consecutive calendar days of the date of issuance of such permits.

15.32.110 Procedure upon default

1. Performance Bond. Should the principal fail to comply with the conditions required by the relocation permit, the building official shall give notice of default in writing to the principal and to the surety named in the performance bond. The notice of default shall state the conditions of the bond, which have not been complied with and shall specify the period of time the building official deems to be reasonably necessary for completion of the work. Upon receipt of a notice of default, the surety shall cause the required work to be completed within the time specified. The surety shall have the option of removing or demolishing the building or structure in lieu of completing the required work, in which case the site shall be suitably cleared, cleaned and restored to the satisfaction of the Building Official.

Exception: The surety may be granted a release from its obligation to perform under the conditions of the performance bond provided:

- a. A written agreement is executed between surety and the division of building and safety under which the division assumes responsibility for causing completion of required work or demolition of the structure; and
 - b. A cash bond is posted by surety in the amount of the performance bond, payable to the city, to enable the building official to cause the required work of repair or demolition to be performed in accordance with subsection B of this section.
2. Cash Bond. When a cash bond has been posted the building official shall give notice of default to the principal in the manner set forth above. Should the principal fail to comply with requirements within the specified time period, the building official at his or her own discretion may proceed without delay and without further notice or proceeding to use the cash deposit or any portion thereof to cause the required work to be completed by contract or otherwise.
 3. Assignment of Shares. When an assignment of shares has been posted the building official shall give notice of default to the principal in the manner set forth above. Should the principal fail to comply with requirements within the specified time period, the building official may request payment of the assigned certificates or share or any portion thereof by the savings and loan association and at his or

her own discretion the building official may proceed without delay and without further notice or proceeding to use such assets to cause the required work to be completed by contractor or otherwise.

15.32.120 Release of security

1. Performance Bond. When all conditions and requirements of the relocation permit and applicable laws and ordinances have been completed, the building official shall notify the surety that the bond has been exonerated.
2. Cash Bond. When a cash bond has been posted and all requirements of the relocation permit have been completed, the building official shall return the cash to the depositor, or to his or her successor or assigns, except any portion thereof that may have been used, cashed or deducted as provided elsewhere in this chapter.
3. Assignment of Shares. When an assignment of shares has been made and all requirements of the relocation permit have been completed, the building official shall notify the savings and loan association and shall do all things reasonably necessary to effect a release of said assignment to the principal or to his or her successors or assigns, except any portion thereof that may have been used, cashed or deducted as provided elsewhere in this chapter.

CHAPTER 15.34 SAFETY ASSESSMENT PLACARDS

- 15.34.010 Intent
- 15.34.020 Application of provisions
- 15.34.030 Definitions
- 15.34.040 Placards

15.34.010 Intent

This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy. The chapter further authorizes the Chief Building Official and their authorized representatives to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment.

15.34.020 Application of provisions

The provisions of this chapter are applicable to all buildings and structures and all occupancies regulated by the city. The city council may extend the provisions as necessary.

15.34.030 Definitions

“Safety assessment” means a visual, nondestructive examination of a building or structure for the purpose of determining the condition of the building or structure for continued occupancy.

15.34.040 Placards

- A. The following are verbal descriptions of the official jurisdiction placards to be used to designate the condition for continued occupancy of buildings or structures. Copies of actual placards are attached to the ordinance codified in this chapter and adopted by reference.
 - 1. “INSPECTED” - Lawful Occupancy Permitted (Green Placard) is to be posted on any building or structure wherein no apparent structural hazard has been found. This placard is not intended to mean that there is no damage to the building or structure.
 - 2. “RESTRICTED USE” - (Yellow Placard) is to be posted on each building or structure that has been damaged, wherein the damage has resulted in some form of restriction to the continued occupancy. The authorized individual posting this placard will note in general terms the type of damage encountered and will clearly and concisely note the restrictions on continued occupancy.

3. "UNSAFE" - Do Not Enter or Occupy (Red Placard) is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the building official, or his or her authorized representative. Safety assessment teams shall be authorized to enter these buildings at any time. This placard is not to be used or considered as a demolition order. The authorized individual who posts this placard will note in general terms the type of damage encountered.
- B. The number of the ordinance codified in this chapter, the name of the jurisdiction, its address and phone number shall be permanently affixed to each placard.
 - C. Once it has been attached to a building or structure, a placard is not to be removed, altered or covered until done so by an authorized representative of the building official. It is unlawful for any person, firm or corporation to alter, remove, cover or deface a placard unless authorized pursuant to this chapter.

CHAPTER 15.36
STREAMLINED ELECTRIC VEHICLE CHARGING STATIONS PERMITTING

- 15.36.010 Adoption
- 15.36.020 Purposes
- 15.36.030 Definitions
- 15.36.040 Expedited permitting requirements
- 15.36.050 Permit application process
- 15.36.060 Technical review
- 15.36.070 Electric vehicle charging station installation requirements.

15.36.010 Adoption

That this chapter is hereby adopted by reference as “Streamlined Electric Vehicle Charging Stations Permitting” for the city of Palm Desert, and from the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the corporate limits of the city of Palm Desert.

15.36.020 Purpose

The purpose of this chapter is to promote and encourage the use of electric vehicles by creating an expedited, streamlined permitting process for electric vehicle charging stations while promoting public health and safety and preventing specific adverse impacts in the installation and use of such charging stations. This chapter is also purposed to comply with California Government Code Section 65850.7.

15.36.030 Definitions

“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 electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this chapter, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

“Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

15.36.040 Expedited permitting requirements

The building official shall implement an expedited, streamlined permitting process for electric vehicle charging stations, and adopt a checklist of all requirements with which electric vehicle charging stations shall comply with in order to be eligible for expedited review. The expedited, streamlined permitting process and checklist may refer to the recommendations contained in the most current version of the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” as published by the Governor’s Office of Planning and Research. The city’s adopted checklist shall be published on the city’s website.

15.36.050 Permit application process

- A. Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes, but is not limited to: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; areas of charging station equipment and vehicle parking.
- B. A permit application that satisfies the information requirements in the city’s adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the building official that the permit application and supporting documents meets the requirements of the city adopted checklist, and is consistent with all applicable laws and health and safety standards, the building official shall, approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until approval is granted by the city. If the building official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.
- C. The building official shall allow for electronic submittal of permit applications covered by this chapter and associated supporting documentation. In accepting such permit applications, the building official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

15.36.060 Technical review

- A. It is the intent of this chapter to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the building official’s authority to address higher priority life-safety situations. If the building official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific adverse impact upon the public health or safety, as defined in this chapter, the city may require the applicant to

apply for a use permit.

- B. In the technical review of a charging station, the building official shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an association, as that term is defined by Civil Code Section 4080.

15.36.070 Electric vehicle charging station installation requirements.

- A. Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission.
- B. Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.
- C. Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.
- D. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.

**CHAPTER 15.38
DEMOLITION OF BUILDINGS AND STRUCTURES**

Sections:

15.38.010	Purpose
15.38.020	Demolition permits required
15.38.030	Permit issuance restrictions
15.38.040	Construction Documentation
15.38.050	Security required
15.38.060	Conditions of security
15.38.070	Procedure upon default
15.38.080	Release of security

15.38.010 Purpose

The purpose of this chapter is to establish minimum requirements, standards, and processes for the permitting of demolition activities with the necessary safeguards to protect the public against personal injury or property damage and to ensure a timely completion of the demolition or removal and cleanup of the site.

15.38.020 Demolition permit required

- (a) No person shall demolish, cause to be demolished, or remove any whole building, structure, or any portion of a building, structure, or tenant space within the city without first obtaining a permit.

A structure includes swimming pools, spas, telecommunication facilities or towers, block walls, and retaining walls.

- (b) All work pertinent to the demolition shall be completed no later than 180 days after the date of permit issuance.
- (c) A demolition permit is not required for land owned and controlled by the United States of America or by the State of California.

15.38.030 Permit issuance restrictions

No person may demolish a structure unless the person holds a valid State of California Contractor's License authorizing demolition work or is the owner of the real property on which the structure to be demolished is situated.

15.38.040 Construction Documentation

To obtain a permit, the applicant shall first file an application with the City of Palm Desert.

The building official may require site and/or floor plans, structural shoring plans, construction site security plans, fugitive dust control plans, construction waste management plans, compaction reporting, and other approvals from outside agencies.

If said building or structure is historically designated or could be considered significant, an additional review is required to ensure compliance with PDMC 29.60 Cultural Resources.

15.38.050 Security required

The building official shall be vested with the authority to require the demolition project to first post a performance bond executed by the property owner, or authorized owner's representative from an approved surety company authorized to do business in the state as surety; or a cash bond naming the City of Palm Desert as the payee. A security requirement is at the discretion of the building official.

15.38.060 Conditions of security

When required, every performance bond or cash bond shall be conditioned as follows:

1. The performance or cash bond shall be the contract price plus ten (10) percent.
2. All demolition work, clean up, and any necessary site restoration required under said demolition permit shall be completed within 180 days from the date of issuance of the permit.
3. The time limit specified may be extended for good and sufficient cause after written request of the principal or surety, before said time limit has expired. The building official shall notify the principal and surety in writing of such time extension and may extend the time limit without the consent of the surety.
4. The City of Palm Desert shall retain the performance bond and shall remain in full force and effect for the duration of the demolition permit and for thirty days thereafter.
5. The building official and the surety, or the duly authorized representative of either, shall have access to the premises described in the relocation permit for the purposes of inspecting the progress of the work.
6. The project shall comply with the requirements of the City of Palm Desert Municipal Code and technical codes that apply to the demolition project.
7. If the City of Palm Desert determines that the applicant has failed to comply with these requirements, the City of Palm Desert shall notify Surety of Applicant's default, and Surety shall either perform the Work or shall pay the City of Palm Desert an amount necessary to bring the Work into conformance with these requirements.

15.38.070 Procedure upon default

Should the principal fail to comply with the conditions specified in the demolition permit, the building official shall provide written notice of default to both the principal and the surety named in the security bond. The notice of default shall state the conditions of the bond, which have not been complied with, and shall specify the period of time the building official deems to be reasonably necessary for completion of the work. Upon receipt of a notice of default, the surety shall cause the required work to be completed within the time specified and whichever the case the site shall be suitably cleared, cleaned and restored to the satisfaction of the building official.

15.38.080 Release of security

1. Performance Bond. When all conditions and requirements of the demolition permit and all applicable laws and ordinances have been completed, the building official shall notify the surety that the bond has been exonerated.
2. Cash Bond. When a cash bond has been posted and all requirements of the relocation permit have been completed, the building official shall return the cash to the depositor, or to his or her successor or assigns, except any portion thereof that may have been used, cashed, or deducted as provided elsewhere in this chapter.