

## **ORDINANCE NO. 16-25**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORANGE AMENDING TITLE 15 OF THE ORANGE MUNICIPAL CODE ADOPTING AND AMENDING THE 2025 EDITIONS OF THE CALIFORNIA BUILDING STANDARDS CODES AND RELATED MODEL CODES, WITH APPENDICES, RELATING TO THE BUILDING CODES**

**WHEREAS**, the State of California adopted new Building Codes in January of 2025; and

**WHEREAS**, these codes are commonly known as the California Building Standards Codes, and published in Title 24 of the California Code of Regulations; and

**WHEREAS**, the California Health and Safety Code requires local governments to adopt the most recent editions of the model codes related to construction; and

**WHEREAS**, State law provides that the model codes may be amended by local governments with respect to local conditions, so long as those changes are not less stringent than the State's minimum requirements; and

**WHEREAS**, by separate Resolution, the City Council of the City of Orange has made an express finding that changes or modifications are reasonably necessary because of local climatic, geographic or topographic conditions; and

**WHEREAS**, local governments must update their building codes by adopting and amending the State Codes to become effective by January 1, 2026.

**NOW, THEREFORE**, the City Council of the City of Orange does ordain as follows:

#### **SECTION I:**

Section 15.04.010 of the Orange Municipal Code, “Buildings and Construction – California Building Code – California Construction Codes Adopted by Reference,” is hereby amended to read as follows:

#### **15.04.010 California Construction Codes Adopted by Reference.**

For the purpose of prescribing regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures, the following construction codes subject to the Orange Municipal Code and modifications set forth in this chapter, including errata and supplements hereafter, are hereby adopted: the California Building Code, ~~2022-2025~~ Edition, based on the ~~2021-2024~~ International Building Code as published by the International Code Council, including Chapter 1, Division II

and Appendices C, F-I, J, and P, and Q; the California Residential Code, 2022-2025 Edition, based on the 2021-2024 International Residential Code, including Appendices AH and AXBB, BF, CI, and CJ; the California Green Building Standards Code, including Appendices A4, A5, A5.1, A5.2, A5.3, A5.4, A5.5, and A5.6, 2022-2025 Edition; the California Plumbing Code, 2022-2025 Edition, based on the 2021-2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, including Appendices A, B, D, H, I, and J, and R; the California Mechanical Code, 2022-2025 Edition, based on the 2021-2024 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials, including Appendices B and C; the California Electrical Code, 2022-2025 Edition, based on the 2020-2023 National Electrical Code as published by the National Fire Protection Association, including Annexes A D and B; the International Property Maintenance Code, 2021-2024 Edition, as published by the International Code Council; the Uniform Code For The Abatement of Dangerous Buildings, 1997 Edition, as published by the International Code Council.

The provisions of these Construction Codes as amended by this chapter shall constitute the Building Regulations of the City of Orange. Where the California Code of Regulations and State Building Standards Code of Regulations differ from any sections of the Construction Codes, state regulations shall prevail over the Construction Codes.

One copy of all the above codes and standards therefor are on file in the office of the Building Official pursuant to Health and Safety Code Section 18942(e)(1) and are made available for public inspection.

Notwithstanding the provisions of the above-referenced construction codes, all fees for services provided pursuant to the construction codes shall not take effect until a resolution for such fees is adopted by the City Council pursuant to California Government Code Section 66016.

## **SECTION II:**

Section 15.04.015 of the Orange Municipal Code, “Buildings and Construction – California Building Code – Amendments to the 2022 California Building Code”, is hereby amended to read as follows, with remaining sections unchanged:

### **15.04.015 Amendments to the 2022-2025 California Building Code.**

~~Administration. Division II of Chapter 1, entitled “Scope and Administration,” is applicable in the City with revisions to the following sections as indicated below.~~

~~**101.1 Title.** These regulations shall be known as the Building Code of the City of Orange, hereinafter referred to as “this code.”~~

**103.1 Creation of Enforcement Agency.** The Building and Safety Services ~~Department~~ Division is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of the code.

**~~107.3 Examination of Documents.~~** The following paragraph is added:

An expedited review and permit issuance process shall be provided for EV Charging Stations and simplified forms for submittal will be made available on City's website.

Sections of 403.4.8.3(4) and 403.4.8.4(8) are revised as follows:

**~~403.4.8.3 Standby power loads.~~** The following are classified as standby power loads:

4. ~~Power and lighting for the fire command center required by Section 403.4.6.~~

**~~403.4.8.4 Emergency power loads.~~** The following are classified as emergency power loads:

8. ~~Ventilation and automatic fire detection equipment for smoke proof enclosures.~~

Section 905.4 is revised to read as follows:

**~~905.4 Location of Class 1 standpipe hose connections.~~** Class 1 standpipe hose connections shall be provided in all of the following locations:

1. ~~In every required interior exit stairway, a hose connection shall be provided for each story above or below grade. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official. See Section 909.20.2.3 for additional provisions in smoke proof enclosures.~~
2. ~~On each side of the wall adjacent to the exit opening of a horizontal exit.~~  
**Exception:** Where floor areas adjacent to a horizontal exit are reachable from an interior exit stairway hose connections by a nozzle attached to 100 feet (30480 mm) of hose, as measured along the path of travel, a hose connection shall not be required at the horizontal exit.
7. ~~The centerline of the 2.5 inches (64 mm) outlet shall be no less than 18 inches (457 mm) above and no more than 24 inches (610 mm) above the finished floor.~~
8. ~~Every new building with any horizontal dimensions greater than 300 feet (91440 mm) shall be provided with either access doors or a 2.5 inch (64 mm) outlets so that all portions of the building can be reached with 150 feet (45720 mm) of hose from an access door or hose outlet. Required access doors shall be located in the exterior of the building and shall be accessible without the use of a ladder. The door dimensions shall be not less than 3 feet (914 mm) in width, and not less than 6 feet 8 inches (2032 mm) in height. These doors are for fire department access only.~~

Section 910.3.5 is added to read as follows:

**~~910.3.5 Sprinklered buildings.~~** Where installed in buildings provided with an approved automatic sprinklers system, smoke and heat vents shall be designed to operation automatically by actuation of a heat responsive device rated at least 100 degrees Fahrenheit above the operating temperature of the sprinklers, unless otherwise approved.

Section 3109.2 is revised to read as follows, with all definitions remaining unchanged:

**3109.2 Construction permit; safety features required.** New or remodel pools or spas, at a private single-family home, shall have an enclosure complying with the amended California Residential Code Appendix ~~AXCI~~. Pool barriers which are already in the Code are scoped so as to apply on all private swimming pools.

~~Section 3109.2 is revised to add the following definition:~~

~~**PRIVATE POOL**, is any constructed pool, permanent or portable, and over 18 inches deep which is intended for non-commercial use as swimming pool by not more than three owner families and their guests.~~

### **SECTION III:**

Section 15.04.060 of the Orange Municipal Code, “Buildings and Construction – California Building Code – California Building Code (CBC) Appendix,” is hereby amended to read as follows:

#### **15.04.060 California Building Code (CBC) Appendix.**

The City Council adopts by reference the following Appendices of the CBC Appendix, 202~~2~~5 Edition and said Appendices are adopted in total as the law of the City except as provided for this chapter.

Appendix C (Group U- Agricultural Buildings), Appendix F (Rodent Proofing), Appendix G (Flood-Resistant Construction), Appendix H (Signs), Appendix I (Patio Covers), Appendix J (Grading), ~~and~~ Appendix P (~~Emergency Housing~~Sleeping Lofts), and Appendix Q (Emergency Housing)

### **SECTION IV:**

Section 15.05.010 of the Orange Municipal Code, “Buildings and Construction – California Residential Code – California Residential Code Adopted by Reference,” is hereby amended to read as follows:

#### **15.05.010 California Residential Code Adopted by Reference.**

For the purpose of prescribing regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of residential buildings and structures, the following construction code subject to the modifications set forth in this chapter, is hereby adopted: the California Residential Code, including Appendix ~~BB~~ (Tiny Houses), ~~AH-BF~~ (Patio Covers), ~~and~~ Appendix ~~AX-CI~~ (Swimming Pool Safety Act), and Appendix CJ (Emergency Housing), 202~~2~~2-2025 Edition, based on the ~~2021-2024~~ International Residential Code as published by the International Code Council, including Division II in Chapter 1.

## **SECTION V:**

The title of Section 15.05.015 of the Orange Municipal Code, “Buildings and Construction – California Residential Code – Amendments to the 2022 California Residential Code,” is hereby amended to read as follows, with the remaining sections unchanged:

### **15.05.015 Amendments to the ~~2022-2025~~ California Residential Code.**

## **SECTION VI:**

Section 15.05.015 of the Orange Municipal Code, “Buildings and Construction – California Residential Code – Amendments to the 2022 California Residential Code,” Appendix AX is hereby amended to read as follows:

Appendix ~~AXCI~~, Section ~~AX100-CI100~~ is revised to read as follows:

- (a) Except as provided in Section ~~AX100-CI100~~, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with item #1 below AND at least one additional following seven drowning prevention features:

#1. An enclosure that meets the requirements of ~~AX100-CI100~~ and isolates the swimming pool and spa from the private single-family home. Any walls of the residential structure or accessory structures used to complete the isolation enclosure must have door openings equipped with protection as required in ~~AX100-CI100~~. Any such door protection device provided for this purpose may not be used to comply with the second drowning prevention feature requirement.

~~**R302.1 Exterior walls.** Construction, projections, openings and penetrations of exterior walls of dwelling and accessory buildings shall comply with Table R302.1(1); or dwellings and accessory buildings equipped throughout with an automatic sprinkler system installed in accordance with Section R313 shall comply with Table R302.1.~~

~~Exceptions:~~

- ~~3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.~~

## **SECTION VII:**

Section 15.12.010 of the Orange Municipal Code, “Buildings and Construction – California Mechanical Code – California Mechanical Code Adopted by Reference,” is hereby amended to read as follows:

#### **15.12.010 California Mechanical Code Adopted by Reference.**

For the purpose of prescribing regulations for mechanical equipment design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heat producing appliances within the city the following construction code subject to the modifications set forth in this chapter, is hereby adopted: the California Plumbing Code, [2022-2025](#) Edition, based on the [2021-2024](#) Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials.

#### **SECTION VIII:**

Section 15.16.010 of the Orange Municipal Code, “Buildings and Construction – California Plumbing Code – California Plumbing Code Adopted by Reference,” is hereby amended to read as follows:

#### **15.16.010 California Plumbing Code Adopted by Reference.**

For the purpose of prescribing regulations for plumbing equipment construction, alteration, repair, improving, conversion and demolition, the following construction code, subject to the modifications set forth in this chapter, is hereby adopted: the California Plumbing Code, [2022-2025](#) Edition, based on the [2021-2024](#) Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials.

#### **SECTION IX:**

Section 15.17.010 of the Orange Municipal Code, “Buildings and Construction – California Green Building Code – California Green Building Standards Code Adopted by Reference,” is hereby amended to read as follows:

#### **15.17.010 California Green Building Standards Code Adopted by Reference.**

For the purpose of prescribing regulations for green building erecting, construction, alteration, repair, improving, conversion and demolition, the following construction code subject to the modifications set forth in this chapter, is hereby adopted: the California Green Building Standards Code (CALGREEN), [2022-2025](#) Edition, as published by the California Building Standards Commission.

#### **SECTION X:**

The title of Section 15.17.015 of the Orange Municipal Code, “Buildings and Construction – California Green Building Code – Amendments to the 2022 California Green Building Standards Code,” is hereby amended to read as follows:

#### **15.17.015 Amendments to the [2022-2025](#) California Green Building Standards Code.**

## **SECTION XI:**

Section 15.24.010 of the Orange Municipal Code, “Buildings and Construction – California Electrical Code – California Electric Code Adopted by Reference,” is hereby amended to read as follows, with the remaining sections unchanged:

### **15.24.010 California Electrical Code Adopted by Reference.**

For the purpose of prescribing regulations for electrical equipment construction, alteration, repair, improving, conversion and demolition, the following construction code, subject to the modifications set forth in this chapter, is hereby adopted: the California Electrical Code, 2022 2025 Edition, based on the 2020-2023 National Electrical Code as published by the National Fire Protection Association.

## **SECTION XII:**

Section 15.52.010 of the Orange Municipal Code, “Building Security Standards – Scope,” is hereby amended to include Section 15.52.010(E) as follows:

E. The provisions of Chapter 15.52 shall apply to all activities for which a building permit is required, without limitation as to occupancy classification. Accordingly, the enforcing agency expressly reserves the authority to impose and enforce the residential building security requirements set forth in Section 15.52.080 upon commercial projects and to impose and enforce the non-residential building security requirements set forth in Section 15.52.090 upon residential projects. Such enforcement is necessary and proper to ensure uniform application of building security standards, to promote public safety, and to effectuate the intent of this Chapter.

## **SECTION XIII:**

Section 15.53.010 of the Orange Municipal Code, “Buildings and Construction – California Existing Building Code – California Existing Building Code Adopted by Reference.” is hereby amended to read as follows:

### **15.53.010 California Existing Building Code Adopted by Reference.**

For the purpose of prescribing regulations for existing building seismic strengthening, the following construction code, subject to the modifications set forth in this Chapter, is hereby adopted: the California Existing Building Code, 2022-2025 Edition, based on the 2021-2024 International Existing Building Code.

## **SECTION XIV:**

Section 15.54.010 of the Orange Municipal Code, “Buildings and Construction – California Energy Code – California Energy Code Adopted by Reference,” is hereby amended to



read as follows:

#### **15.54.010 California Energy Code Adopted by Reference.**

For the purpose of prescribing regulations for building energy compliance, the following construction code, subject to the modifications set forth in this Chapter, is hereby adopted: the California Energy Code, [2022-2025](#) Edition, as published by the California Energy Commission.

#### **SECTION XV:**

Section 15.55.010 of the Orange Municipal Code, “Buildings and Construction – International Property Maintenance Code – International Property Maintenance Code Adopted by Reference,” is hereby amended to read as follows, with the remaining sections unchanged:

#### **15.55.010 International Property Maintenance Code Adopted by Reference.**

For the purpose of prescribing regulations for building maintenance the following construction code subject to the modifications set forth in this chapter, is hereby adopted: the International Property Maintenance Code, [2021-2024](#) Edition, as published by the International Code Council.

~~**101.1 Title.** These regulations shall be known as the International Property Maintenance Code of City of Orange, hereafter referred to as “this code”.~~

~~**102.3 Application of other codes.** Repairs, additions or alterations to a structure, or changes or occupancy, shall be done in accordance with the procedures and provisions of the most current California Codes adopted by the City of Orange. Any reference to an International Code will be viewed as conformity to the adopted California Codes.~~

~~**103.1 Creation of agency.** The Public Works and Community Development Departments are hereby created and the official in charge thereof shall be known as the code official. The function of the agencies shall be the implementation, administration, and enforcement of the provisions of this code.~~

~~**302.4 Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of six (6) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 109.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.~~

~~**304.14 Insect screens.** Annually, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where~~



~~products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.~~

~~**602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to a minimum temperature of 68° F in all habitable rooms, bathrooms, and toilet rooms.~~

~~**602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat to a minimum temperature of 65° F during the period the spaces are occupied.~~

## **SECTION XVI:**

Section 15.57.010 of the Orange Municipal Code, “Buildings and Construction – California Historic Building Code – California Historic Building Code Adopted by Reference,” is revised to read as follows:

### **15.57.010 California Historic Building Code Adopted by Reference.**

For the purpose of prescribing regulations for historic building regulations, the following construction code is hereby adopted: the California Historic Building Code, 2022-2025 Edition, as published by the California Building Standards Commission.

## **SECTION XVII:**

If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

## **SECTION XVIII:**

The City Clerk is hereby directed to certify the adoption of this Ordinance and cause the same to be published as required by law. This Ordinance shall take effect thirty (30) days from and after the date of its final passage.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Daniel R. Slater, Mayor, City of Orange

**ATTEST:**

\_\_\_\_\_  
Pamela Coleman, City Clerk, City of Orange

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Nathalie Adourian, City Attorney, City of Orange

STATE OF CALIFORNIA    )  
COUNTY OF ORANGE     )  
CITY OF ORANGE         )

I, PAMELA COLEMAN, City Clerk of the City of Orange, California, do hereby certify that the foregoing Ordinance was introduced at the regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2025, and thereafter at the regular meeting of said City Council duly held on the \_\_\_\_ day of \_\_\_\_\_, 2025, was duly passed and adopted by the following vote, to wit:

AYES:           COUNCILMEMBERS:  
NOES:           COUNCILMEMBERS:  
ABSENT:        COUNCILMEMBERS:  
ABSTAIN:       COUNCILMEMBERS:

\_\_\_\_\_  
Pamela Coleman, City Clerk, City of Orange