

ORDINANCE NO. 4343

AN ORDINANCE OF THE COUNCIL OF THE CITY OF HUNTINGTON
BEACH AMENDING THE HUNTINGTON BEACH MUNICIPAL CODE,
TITLE 17 – BUILDINGS AND CONSTRUCTION BY REFERENCE AND
REPEALING ORDINANCE NOS. 4268 AND 4270

WHEREAS, Sections 13869.7, 17922 and 18935 of the California *Health and Safety Code* permits the City to make changes or modifications to the California Building Standards Code (Title 24) as necessary by making findings because of local topographical, geographical and climate conditions,

The City Council of the City of Huntington Beach does hereby find and ordain as follows:

SECTION 1. That the Ordinance Nos. 4268 & 4270 of the City of Huntington Beach entitled an Ordinance of the City of Huntington Beach Amending Title 17 of the Huntington Beach Municipal Code, Title 17 – Building and Construction, Adopting 17.02 (California Administrative Code), 17.04 (Building Code), 17.07 (Residential Code), 17.40 (Mechanical Code), 17.44 (Plumbing Code), 17.46 (Swimming Pool, Spa and Hot Tub Code), 17.48 (Electrical Code), 17.49 (Energy Code), 17.50 (Historical Building Code), 17.51 (Existing Building Code), 17.52 (Green Building Standards Code), 17.53 (Referenced Standards Code), 17.56 (Fire Code), and 17.60 (Uniform Solar, Hydronics and Geothermal Code) and all ordinances and parts of laws in conflict herewith are hereby repealed.

SECTION 2. Purpose and Authority. Pursuant to *Health & Safety Code Sections 17922 and 18935*, the State of California Building Standards Commission has approved the adoption on new model codes relating to design and construction for the protection of life and property. The Building Standards Commission has advised the local jurisdictions that the State of California will adopt the 2025 Edition of the California Building Standards Code.

Health & Safety Code, Division 12, Part 2.7 (Fire Protection District Law of 1987), Section 13869.7, authorizes a local fire protection district to adopt ordinances with fire and panic safety requirements more restrictive than Title 24's regulations adopted by the State Fire Marshal (SFM). The local ordinance must only establish more restrictive fire and panic safety regulations needed for local climatic, geological, or topographical conditions. Additional references: *Health & Safety Code Section 18941.5* with reference to *Health & Safety Code Section 17958.7* and *California Building Code Sections 1.1.8 and 1.8.6.2*.

The purpose of this ordinance is to adopt by reference the 2025 California Building Code (California Code of Regulations Title 24, Parts 1-12) and certain supplemental regulations, subject to the definitions, clarifications, and the amendments set forth in this Ordinance.

SECTION 3. Findings. The following findings are hereby adopted in support of Chapter 17.56 of the Huntington Beach Municipal Code:

The City of Huntington Beach is aware that due to climatic, geological and topographical conditions, there is potential for disasters and major fires within the City.

The basis of conditions are found in the Local Hazard Mitigation Plan (LHMP) (2022). The following conditions will be considered:

Hazard	Threat Level
Justification A: Climatic	
Severe Weather	Medium
Drought	High
Flood	Medium
Justification B: Geological	
Coastal hazards	Medium
Dam failure	Medium
Methane Caused Hazards	Medium
Seismic hazards	High
Justification C: Topographical	
Human hazards	Medium

A. Climatic Conditions:

1. Hot, dry, high velocity winds (called Santa Ana winds) are common in the area. These winds reduce the relative humidity causing severe drying of the vegetation and common building materials. These dry conditions predispose the area to large destructive fires (conflagration). High wind/windstorm events are predicted to continue to occur, and there is also the possibility of tornado and waterspout; the last tornado reported was in January 2010 with EF rating of F1 creating \$500,000 in property damage).
2. The local climate is currently in a drought condition. Most of Orange County, including Huntington Beach, are experiencing D2 (Severe Draught Conditions). All indications are that these hazards will continue. Dry climatic conditions can create the potential for the rapid spread of fire in both vegetation and structures. The addition of fire protection systems will supplement the Fire Department response by providing immediate protection for the building occupants and by containing or controlling the spread of fire. Fire sprinkler systems also provide an efficient use of water for the control and containment of fires.
3. The southern boundary of the City is along the Pacific Ocean. Winter storms and tropical storms come into the City from the ocean. These storms can create high winds and large ocean waves, which can cause flooding in large areas of the city.

Along part of the eastern boundary of the City is the Santa Ana River. This river originates in the San Bernardino Mountains and flows through many communities until it terminates in the ocean at the Huntington Beach/Newport Beach border. The river is contained in a man-made channel. Heavy rainfall and urban runoff has potential to cause flooding in the flood plain due to the river and/or its tributaries. Despite flood control measures, flooding in Huntington Beach is expected to continue and the city remains vulnerable to larger flood events.

B. Geological Conditions:

1. The City of Huntington Beach is located in an area of high seismic activity. The Newport-Inglewood Fault runs through the City, which is the largest of several faults. Studies reveal that this fault has the probability of generating a 6.6 magnitude earthquake. Because of the population density and the number of structures in the City, the risk of life loss and property damage due to earthquake activity is considerable. Experts predict a major earthquake in our area within the next 50 years. This situation creates the need for both additional fire protection measures and automatic on-site fire protection for building occupants since a multitude of fires may result from breakage of gas and electric lines as a result of an earthquake. As noted by "Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, 1988, State Department of Conservation," page 59, "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe".
2. Much of the City is deemed to be in a methane district due to the natural detritus of organic matter in the Huntington Beach Oil Field, which was first discovered in 1920. As a result, soils in many parts of the city may contain elevated levels of methane gas. Two areas of Huntington Beach are designated as "methane districts" by the City, where there is known elevated levels of methane-containing soils. This hazard presents a unique threat to the City and has the potential to cause fire, or environmental emergencies.
3. Significant areas of Huntington Beach contain corrosive soils that reduce the expected usable life of water services when metallic pipes are exposed to these soils.
4. According to the Administrative Draft, Local Hazard Mitigation Plan (LHMP) (2022), the City has large portions in the tsunami hazard zone subject to tsunami inundation, areas on land that can become quickly flooded when there is a tsunami. These flood conditions would impact the response and activity level of the Fire Department or cause damage to the structures and infrastructures.
5. There are no dams in Huntington Beach. However, the city is in the floodplain of the Santa Ana River. There are two dams, Prado Dam and Seven Oaks Dam, which are located upstream of Huntington Beach on the Santa Ana River. Failure of either dam could cause damage in Huntington Beach. The primary threat to

Huntington Beach is from the failure of Prado Dam. If the dam were to experience a partial or complete failure event, the resulting flood would likely overtop the banks of the Santa Ana River. Depending on the amount of water released, the failure of Prado Dam could result in floodwaters inundating all of Huntington Beach except for the area roughly bordered by Beach Boulevard, Talbert Avenue, Edwards Street, and the shore.

6. Traffic and circulation congestion presently existing in the City of Huntington Beach often places fire department response time to fire occurrences at risk. This condition will be exacerbated by any major disaster, including any earthquake wherein damage to the highway system will occur. This condition makes the need for additional on-site protection for property occupants necessary.
7. Untreated wood roofs cause or contribute to serious fire hazard and to the rapid spread of fires when such fires are accompanied by high winds. Pieces of burning wooden roofs become flying brands, are carried by the wind to other locations, and thereby spread fire quickly. Past Grand Jury Report findings support this concern.

C. Topographical Conditions:

1. None used

D. Administrative:

1. This amendment is necessary for administrative clarification as permitted by Health and Safety Code section 17958, and does not modify a Building Standard pursuant to the California Health and Safety Code Sections 17958, 17958.5 and 17958.7. This amendment establishes administrative standards for the effective enforcement of building standards throughout the City of Huntington Beach.
2. The California Model Building Security Ordinance (CMBSO), published in January 1978, was drafted by the California Crime Prevention Officers Association in conjunction with the California Attorney General's Office and addresses both residential and nonresidential structures. Many cities and counties have adopted the CMBSO, receiving national exposure through manufacturers associations and publications in crime prevention literature. The City of Huntington Beach adopted the Building Security Ordinance and notified all builders concerning the code.

Chapter / Section	Amendment History	Summary	Findings
HBMC 17.04 – BUILDING CODE			
[A] 103.1	Existing	Creation of Enforcement Agency (amended by changing division name to Department of Community Development Building Division)	Administrative D-1
[A] 105.2	Existing	Work Exempt from Permit	D-1, B-1
[A] 105.3.2	Existing	Time Limitation of Application	Administrative D-1
[A] 105.5	Existing	Expiration	Administrative D-1
[A] 107.2.1.1	Existing	Construction Documents - Building Security	Administrative D-2
[A] 107.2.1.2	Existing	Construction Documents - Methane Overlay District	D-1, B-2
[A] 107.2.9	Existing	Construction Documents - Soils Report	D-1, B-1, B-2, B-3
[A] 109	Existing	Fees	Administrative D-1
[A] 113.1	Existing	Board of Appeals (clarification)	Administrative D-1
901.1	Existing	Fire Protection System – Scope (referencing HB Fire Code)	A-2, B-6
1505.1	Existing	Minimum Roof Covering (Clarifying Class "B" minimum roof covering)	A-1, A-2, B-1, B-6, B-7
1505.1.3	Existing	Roof Covering Within all Other Areas (Clarifying Class "B" minimum roof covering)	A-1, A-2, B-1, B-6, B-7
Chapter 45	Existing	Building Security	Administrative D-2
Chapter 55	Existing	Methane District Regulations	B-2
HBMC 17.07 – RESIDENTIAL CODE			
R103.1	Existing	Creation of Enforcement Agency (amended by changing division name to Department of Community Development Building Division)	Administrative D-1
R105.2	Existing	Work Exempt from Permit	D-1, B-1
R105.3.1.1	Existing	Determination of substantially improved or substantially damaged existing buildings in flood hazard areas (Section deleted since this section has to meet with the Floodplain Overlay District requirements of the Zoning Code)	D-1, A-3, B-4, B-5

R105.3.2	Existing	Time Limitation of Application	Administrative D-1
R105.5	Existing	Expiration	Administrative D-1
R106.1.6	Existing	Construction Documents - Building Security	Administrative D-2
R106.1.7	Existing	Construction Documents - Methane Overlay District	D-1, B-2
R106.1.8	Existing	Construction Documents - Soils Report	D-1, B-1, B-2, B-3
R108	Existing	Fees	Administrative D-1
R112.1	Existing	Board of Appeals	Administrative D-1
R301.1.3.2	Existing	Engineered Design	B-1
Table R301.2(1)	Existing	Climatic and Geographic Design Criteria and Manual J Design Criteria completed for Huntington Beach	B-1
Table R301.2(1) Footnote g	Existing	Completed Table for the Flood Hazard areas based on the Floodplain Overlay District	A-3, B-4, B-5
R313.1	Existing	Townhouse Automatic Fire Sprinkler Systems (amended to reference HB Fire Code)	A-2, B-6
R313.2	Existing	One- and Two-Family Dwellings Automatic Fire Sprinkler Systems (amended to reference HB Fire Code)	A-2, B-6
R322.1	Existing	Flood-Resistant Construction (amended to included the Floodplain Overlay District and Local Coastal Program)	A-3, B-4, B-5
R902	Existing	Roof Fire Classification (amended to coordinate with the Building Code for requirements)	A-1, A-2, B-1, B-6, B-7
Chapter 45	Existing	Building Security (amended to reference to the Building Code for requirements)	Administrative D-2
Chapter 55	Existing	Methane District Regulations (amended to clarify that this section is also applicable to residential structures and referencing to the Building & Fire Codes).	B-2
HBMC 17.40 – MECHANICAL CODE			
Chapter 1	Existing	Administration (amended to reference the Building Code)	Administrative D-1
HBMC 17.44 – PLUMBING CODE			
Chapter 1	Existing	Administration (amended to reference the Building Code)	Administrative D-1

312.1	Existing	Protection of Piping, Materials and Structures (amended by requiring underground copper and PEX tubing to be sleeved)	A-3
HBMC 17.46 – SWIMMING POOL, SPA AND HOT TUB CODE			
Chapter 1	Existing	Administration (amended to reference the Building Code)	Administrative D-1
108	Existing	Authority to Abate (amended by relocating to the appropriate Section)	Administrative D-1
Chapter 2	Existing	Definitions (amended by adding additional definitions)	Administrative D-1
301.2.4	Existing	Fuel Gas Piping (amended to include Mechanical Code)	Administrative D-1
402.3	Existing	Structural Design	D-1, B-1
512.1	Existing	Wastewater Disposal (added an exception for spas and hot tubs under 750 gallons)	Administrative D-1
803	Existing	Barrier Requirements (amended to reference to the Building Code)	Administrative D-1
HBMC 17.48 – ELECTRICAL CODE			
Chapter 1	Existing	Administration (amended to reference the Building Code)	Administrative D-1
250.52(A)(5)	Existing	Grounding Electrodes	D-1, B-1, B-2, B-3
690.13(A)	Existing	Location of Disconnect	A-1, A-2, A-3, B-1, B-2, B-3, B-4, B-5, B-6, B-7
HBMC 17.51 – EXISTING BUILDING CODE			
Chapter 1	Existing	Administration (amended to reference the Building Code)	Administrative D-1
HBMC 17.52 – GREEN BUILDING STANDARDS CODE			
Chapter 1	Existing	Compliance with CALGreen Recycling Requirements	Administrative D-1

HBMC 17.56 – FIRE CODE			
Chapter 1	Existing	IFC Chapter 1 sections not adopted by CA, with no amendments from IFC	D-1
101.1	Existing	Establishes HB Fire code	D-1
102.7	Existing	Adds City Specifications into Referenced Standards and Codes.	D-1
103.1	Existing	Establishes the fire code official as official in charge.	D-1
105.5.38	Existing	Open Flame permit amended to remove candles.	D-1
105.5.47	Existing	Repair garage and motor fuel-dispensing facilities amended to add repair garage without motor fuel-dispensing.	D-1
105.6.25	Existing	Requires a construction permit for methane mitigation systems	D-1
113.4	Existing	Violation penalties refer to Ch 1.16 and Ch 1.18 of HBMC	D-1
Chapter 3	New	IFC Chapter 3 sections not adopted by CA with local amendments, except <i>Section 311.5 Placards is not adopted</i>	D-1
324	Existing	Development on or near land containing or emitting toxic, combustible or flammable liquids, gases or vapors	B-2
325	Existing	Parade floats added for parade fire safety	A-6
503.1.1	Existing	Allows longer hose-pull allowances from fire hydrants meeting certain conditions	A-1, A-2, A-6
503.2	Existing	Refers to City Specification	A-6
503.2.1	Existing	Refers to City Specification 401, Fire Department Access	A-1, A-2, A-6
503.2.3	Existing	Refers to City Specification 401, Fire Department Access	A-1, A-2, A-6

503.2.4	Existing	Refers to City Specification 401, Fire Department Access	A-1, A-2, A-6
503.2.5	Existing	Refers to City Specification 401, Fire Department Access	A-1, A-2, A-6
503.3	Existing	Refers to City Specification 401, Fire Department Access	A-1, A-2, A-6
503.6	Existing	Refers to City Specification 401, Fire Department Access	A-1, A-2, A-6
505.1	Existing	Refers to City Specification 401, Fire Department Access	A-1, A-2, A-6
506.1	Existing	Refers to City Specification 401, Fire Department Access	A-1, A-2, A-6
507.1	Existing	Refers to City Specification 401, Fire Department Access	A-1, A-2, A-6
507.5	Existing	Refers to City Specification 401, Fire Department Access	A-1, A-2, A-6
507.5.7	New	Refers to City Specification 401, Fire Department Access	A-1, A-2, A-6
901.7	Existing	Refers to City Specification 402, Fire Watch	A-1, A-2, A-6
901.11	Existing	Allows charges for excessive nuisance (false) alarms	A-1, A-2, A-6, B-1
903.2	Existing	Requires sprinklers 10,000 sqft gross floor area/5,000 sqft per fire area	A-1, A-2, A-6, B-1
903.2.4	Existing	Removes a condition regarding mezzanine space	A-1, A-2, A-6, B-1
903.3.5.3	Existing	Adds a 10 percent safety margin for hydraulic calculations	A-1, A-2, A-6, B-1

903.4.1	Existing	Removes exceptions for electronic supervision	A-1, A-2, A-6, B-1
916.1	Existing	Adds a new section (916.12) (see next code amendment)	D-1
916.12	Existing	Requires gas detection systems to have notification devices	A-1, A-2, A-6, B-2
1103.5	Existing	Adds a new section (1103.5.6) (see next code amendment)	D-1
1103.5.6	Existing	Provides criteria for sprinklers in tenant improvement projects	A-1, A-2, A-6, B-1
1103.7	Existing	Adds a new section (1103.7.10) (see next code amendment)	D-1
1103.7.10	Existing	Provides criteria for fire alarms in tenant improvement projects	A-1, A-2, A-6, B-1
3307.1	Existing	Requires specific fire access to construction sites	A-1, A-2, A-6, B-1
3307.2	Existing	Requires water supply to be approved by Fire and PWD	A-1, A-2, A-6, B-1
3307.5	Existing	Requires standpipes in certain construction sites	A-1, A-2, A-6, B-1
3306.5.2	Existing	Requires sprinklers in certain cases for construction projects	A-1, A-2, A-6, B-1
3306.7	Existing	Requires construction projects to avoid false alarms	A-1, A-2, A-6, B-1
5003.3.1.4	Existing	Refers to City Specification 431-92	B-2, D-1
5704.2.13.1.4	Existing	Allows tanks to be abandoned in place with approval	D-1

5706.3	Existing	Refers to Oil Code and City Specifications	B-2
5801.1.1, <i>Methane soil gas, Added</i>	Existing	Refers to City Specification	B-2
NFPA 13 – 16.12.3.3	Existing	Added specific description of fire department connection requirements.	A-1, A-2, A-6, B-1
NFPA 13 – 28.1.3 (24)	Existing	Provides requirement for determining needed fire flow.	A-1, A-2, A-6, B-1
NFPA 13D – 5.1.1.2	Existing	Requires stock of spare sprinklers for 13D systems.	A-1, A-2, A-6, B-1
NFPA 13D- 7.3.4	Existing	Requires at least one pressure gauge on riser for 13D systems.	A-1, A-2, A-6, B-1
NFPA 13D-7.6	Existing	Requires water flow alarms for 13D systems.	A-1, A-2, A-6, B-1
NFPA 24- 5.9.1.3	Existing	Requirements for fire department connections.	A-1, A-2, A-6, B-1
NFPA 24- 5.9.1.3.1, <i>Added</i>	Existing	Requirements for inlets.	A-1, A-2, A-6, B-1
NFPA 24- 6.2.1.3, <i>Added</i>	Existing	Requires indicating control valve to be red.	A-1, A-2, A-6, B-1
NFPA 24- 6.3.3, <i>Added</i>	Existing	Requires post indicator valves to be red.	A-1, A-2, A-6, B-1
NFPA 24- 10.1.1.3.3, <i>Added</i>	Existing	Requires iron pipe to be coated and wrapped.	A-1, A-2, A-6, B-1, B-3
NFPA 24- 10.4.1.1	Existing	Requires bolted joint accessories to be coated with corrosion retarding material.	A-1, A-2, A-6, B-1, B-3
NFPA 24- 10.4.1.4, <i>Added</i>	Existing	Requires bolts to be stainless steel.	A-1, A-2, A-6, B-1
NFPA 24- 10.4.3.1	Existing	Requirements for private service mains.	A-1, A-2, A-6, B-1

Appendix O	New	Adopt IFC model language for valet trash compliance at apartment buildings.	D-1
HBMC 17.60 - SOLAR, ENERGY AND HYDRONICS AND GEOTHERMAL CODE			
Chapter 1	Existing	Administration (amended to reference the Building Code)	Administrative D-1
Chapter 10	Existing	Electrical (amended to reference Huntington Beach Electrical Code)	Administrative D-1

SECTION 4. The findings shall not be codified.

SECTION 5. Title 17 of the Huntington Beach Municipal Code is repealed in its entirety and replaced as follows.

17.02.010 Adoption

The 2025 California Administrative Code (codified in Part 1 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing Ordinance No. 4270 and all other ordinances or parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

HBMC Chapter 17.04 – Building Code

17.04.010 Adoption

The 2025 California Building Code Volumes 1 and 2, and the whole thereof, and all national codes and standards referenced therein (codified in Part 2 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing Ordinance No. 4270 and all other ordinances or parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

17.04.020 CBC Section [A] 101.1—Amended

CBC Chapter 1, Section [A] 101.1 is hereby amended to read as follows:

[A] 101.1 Title. These regulations shall be known as the Building Code of Huntington Beach, may be cited as such, and hereinafter referred to as “this code.”

17.04.030 CBC Chapter 1, Section [A] 103.1 Creation of enforcement agency—Amended

CBC Chapter 1, Section [A] 103.1 Creation of enforcement agency is hereby amended to read as follows:

[A] 103.1 Creation of enforcement agency. Department of Community Development Building Division is hereby created and the official in charge thereof shall be known as the building official.

17.04.040 CBC Chapter 1, Subsection [A] 104.10.1 Flood hazard areas—Amended

CBC Chapter 1, Section [A] 104.10.1 Flood hazard areas is hereby amended to read as follows:

104.10.1 Flood hazard areas. The Building Official shall not grant modifications to any provision required in flood hazard areas unless a determination has been made in accordance with the Floodplain Overlay District portion of the Huntington Beach Zoning Code Chapter 222.

17.04.050 CBC Chapter 1, Section [A] 105.2 Work Exempt From Permit—Amended

Section [A] 105.2 Work Exempt from Permit is amended to read in its entirety as follows:

[A] 105.2 Work exempt from permit. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, pagodas, gazebos and similar uses, provided the floor area does not exceed 120 square feet. Such structures shall comply with setback and height requirements of the Zoning Subdivision Ordinance and the Fire Code.

2. Masonry or concrete fences not over 42 inches in height above lowest adjacent grade and all other fences not exceeding 6 feet in height above the lowest adjacent grade and not within required zoning setbacks or subject to review by the Fire Department.

Exception: Walls and fences less than 6 feet in height that are required as a condition of project approval, subject to review by the Fire Department, guard system or pool barrier system are required to have permits.

3. Oil derricks and tanks.

4. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.

6. Sidewalks, platforms, decks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and not part of an accessible route.

7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

8. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.

9. Temporary motion picture, television and theater stage sets and scenery.

10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

11. Swings, other playground equipment and similar type recreational structures accessory to detached one- and two-family dwellings.

12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.

13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

14. Flag poles, light poles and TV dishes in connection with a Group R, Division 3 occupancy and not exceeding 15 feet in height.
15. Re-roofing an area smaller than 100 square feet while satisfying all applicable application requirements.
16. Replacement doors and windows when the waterproofing membrane is not altered and emergency egress dimensions are equal to or better than the original permitted layout.
17. New roof penetrations less than 14" by 14" when no framing modifications or additions are required.

Unless otherwise provided by this Code, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

Any of the above items that are located in a Floodplain Overlay District, Environmentally Sensitive Area or subject to a discretionary Planning Division approval or as otherwise required by the Planning Division or any other authority/agency is not exempt from permits.

Electrical:

1. **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. **Radio and television transmitting stations:** The provisions of this Code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. **Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Temporary decorative lighting.
5. Replacement of attachment plug receptacles, but not the outlets therefor.
6. Replacement of general use snap switches.
7. Repair or replacement of any overcurrent device of the required capacity in the same location.
8. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
9. The wiring for temporary theater, motion picture or television stage sets.

10. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

11. Low-energy power, control and signal circuits of Classes II and III as defined in the electrical code.

12. Non-vehicle-mounted portable generators.

13. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Gas:

1. Portable heating appliance.

2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

3. Portable cooking or clothes drying appliance.

4. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.

2. Portable ventilation equipment or appliances.

3. Portable cooling unit.

4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this Code.

5. Replacement of any part that does not alter its approval or make it unsafe.

6. Portable evaporative cooler.

7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of one horsepower (746 W) or less.

8. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this Code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.
3. Repair or replacement of any plumbing fixture or appliance of the same type and size and in the same location. Exception: electric and fuel gas water heaters.
4. Replacement of any part that does not alter its approval or make it unsafe.

17.04.060 CBC Chapter 1, Division II, Section [A] 105.3.2 Time Limitation of Application—Amended

CBC Chapter 1, Division II, Section [A] 105.3.2 Time Limitation of Application is amended in its entirety as follows:

[A] 105.3.2 Time limitation of application. Applications for which no permit is issued within 180 days following the date of application shall expire automatically, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant in increments of 180 days subject to the following conditions:

1. The applicant shall submit an application every 180 days, accompanied by a plan review extension fee, established by resolution of the City Council.
2. Any plans that remain in plan review over 360 days shall meet all construction standards that are adopted at the time the permit is issued.
3. Plans may not remain in plan review more than 720 days except under extreme situations as approved by the building official.

17.04.070 CBC Chapter 1, Division II, Section [A] 105.5 Expiration—Amended

CBC Chapter 1, Division II, Section [A] 105.5 Expiration is amended in its entirety as follows:

CBC Chapter 1, Division II, Section [A] 105.5 Expiration is amended in its entirety as follows:

[A] 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 or abandoned for a period of 180 days after the time the work is commenced. Work shall be considered suspended or abandoned if substantial approval of one of the required progress inspections is not accomplished every 180 days. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefor thereof shall be one-half 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 suspension or abandonment has not exceeded one year. In order to renew action on a permit after one year, the permittee shall pay a new full permit fee. The building official is authorized to grant, in writing one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Time limitation for permit expiration as the result of code enforcement shall be as per notice of violation or as otherwise determined by the Building Official.

**17.04.080 CBC Chapter 1, Division II, Section [A] 107 Submittal Documents—
Added**

CBC Chapter 1, Division II, Section [A] 107 Submittal Documents—A new Subsection [A] 107.2.1.1 is added to read in its entirety as follows:

[A] 107.2.1.1 Building security. The construction drawings shall show conformance with the Building Security provisions in Building Code Chapter 23 as amended in Section 17.04.160.

**17.04.090 CBC Chapter 1, Division II, Section [A] 107 Submittal Documents—
Added**

CBC Chapter 1, Division II, Section [A] 107 Submittal Documents—A new Subsection [A] 107.2.1.2 is added to read in its entirety as follows:

[A] 107.2.1.2 Methane Overlay District. New building construction in the defined methane overlay districts shall comply with the Building Code Chapter 55 as amended in Section 17.04.170 and with the Huntington Beach Fire Code.

**17.04.100 CBC Chapter 1, Division II, Section [A] 107 Submittal Documents—
Added**

CBC Chapter 1, Division II, Section [A] 109 Fees amended in its entirety as follows:

[A] 109.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. The building official may allow temporary exceptions.

[A] 109.1.1 Plan review fees. When a plan or other data is required to be submitted a plan review fee shall be paid. This fee shall be paid at the time of submitting plans and specifications for plan review. Said plan review fees shall be as established by resolution of the City Council.

[A] 109.1.2 Permit fees. The fee shall be paid at permit issuance. The standard for determination of value or valuation of the project shall be made by the building official and as established by resolution of the City Council.

[A] 109.1.3 Miscellaneous service fees. Whenever an application is made for all other services, a fee for the service in an amount established by resolution of the City Council shall be paid to the City.

[A] 109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by resolution of the City Council.

[A] 109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official and as established by resolution of the City Council.

[A] 109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee established by resolution by the City Council that shall be in addition to the required permit fees.

[A] 109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

[A] 109.6 Refunds. The building official may authorize the refund of any fee paid hereunder for work that was not performed or for fees that were collected erroneously as established by resolution of the City Council.

17.04.120 CBC Chapter 1, Division II, Section [A] 113.1 Board of Appeals general—Amended

CBC Chapter 1, Division II, Section [A] 113.1 is hereby amended to read in its entirety as follows:

[A] 113.1 General. In order to hear and decide appeals of the orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and hereby created a board of appeals. The board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official. Depending on the subject of the appeal, specialized expertise may be solicited for the purpose of providing input to the appeals board.

17.04.130 CBC Chapter 9 Fire Protection Systems, Section 901.1 Scope—Amended

CBC Chapter 9 Fire Protection Systems, Section 901.1 Scope amended to read as follows:

Section 901.1 Scope. The provisions of this chapter shall specify where fire protection systems are required and shall apply to the design, installation and operation of fire protection systems. For amended sprinkler requirement, see Huntington Beach Municipal Code, Chapter 17.56 of this Code.

17.04.140 CBC Chapter 15, Table 1505.1—Amended

CBC Chapter 15, Table 1505.1 in Subsection 1505.1 of Section 1505 is hereby amended to read as follows:

TABLE 1505.1^a

MINIMUM ROOF COVERING CLASSIFICATION

FOR TYPES OF CONSTRUCTION

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

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

a. Unless otherwise required in accordance with Titel 24, Part 7, California Wildland-Urban Interface Code.

17.04.150 CBC Chapter 15 Subsection 1505.1.3 —Amended

Subsection 1505.1.3 is amended, by the deletion of the entire section and the addition of a new section thereto, to read as follows:

1505.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year

period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

17.04.160 Chapter 36 Building Security—Added a New Chapter

The Building Code is hereby amended by adding thereto new Chapter 36 entitled “Building Security,” to read as follows:

§ 3601. Purpose. The purpose of this chapter is to establish minimum standards of construction for protection against unlawful entry.

§ 3602. Alternative security provisions. When approved by the building official, site security systems may be provided in lieu of the specific security provisions of Section 3608, “Garages—Multiple dwellings.”

§ 3603. Definitions. For the purpose of this chapter, certain terms used herein are defined as follows:

“Cylinder guard” means a hardened ring surrounding the exposed portion of the lock cylinder or other device which is so fastened as to protect the cylinder from wrenching, prying, cutting or pulling by attack tools.

“Deadlocking latch” means a latch in which the latch bolt is positively held in the projected position by a guard bolt, plunger or auxiliary mechanism.

“Dead bolt” means a bolt which has no automatic spring action and which is operated by a key cylinder, thumb turn, or level, and is positively held fast when in the projected position.

“Latch” means a device for automatically holding a door shut after being closed.

“Light” means any glazed opening whether glazed with glass, plastic, metal, wood or composition sheets or panels, or similar materials, and shall include windows, skylights, view ports or view panels and similar openings.

§ 3604. Entry vision. All main or front entry doors to R occupancies shall be arranged so that the occupant has a view of the area immediately outside without opening the door. Such view may be provided by a door viewer or view port or by window or other opening located and constructed as required by this chapter. Such area shall be provided with a light.

§ 3605. Doors.

A. **General.** A door forming a part of the enclosure of a dwelling unit or of an area of a building occupied by one tenant shall be constructed, installed, and secured as set forth in this section.

B. Swinging doors.

1. Swinging wooden doors which can be opened from the inside without using a key shall be of solid core construction. Lights in doors shall be as set forth in this chapter.
2. A single swinging door, the active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a dead bolt and deadlocking latch. The dead bolt and latch may be activated by one lock or by individual locks. Dead bolts shall contain hardened inserts, or equivalent, designed to repel cutting tool attack. The lock or locks shall be key operated from the exterior side of the door and engaged or disengaged from the interior side of the door by a device which requires no key, special knowledge or effort.
3. A straight dead bolt shall have a minimum throw of one inch and the embedment shall be not less than five-eighths inch into the holding device receiving the projected bolt. All dead bolts of locks which automatically activate two or more dead bolts shall embed at least one-half inch but need not exceed three- fourths inch into the holding devices receiving the projected bolts.
4. A deadlocking latch shall be provided with a bolt projecting not less than five-eighths inches from the edge of the door in which it is installed.
5. The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a dead bolt or dead bolts as set forth in subsection (B)(2) above.

EXCEPTIONS:

- a. The bolt or bolts need not be key operated but shall not be otherwise activated, from the exterior side of the door.
 - b. The bolt or bolts may be engaged or disengaged automatically with the dead bolt or by another device on the active leaf or lower leaf.
 - c. Manually-operated hardened bolts at the top and bottom of the leaf and which embed a minimum of one-half inch into the device receiving the projected bolt may be used when not prohibited by the Building Code or other laws and regulations.
6. Doorstops on wooden jambs for in-swinging doors shall be of one piece construction with the jamb or joined by a rabbet.
 7. Nonremovable pins shall be used in pin-type hinges which are accessible from the outside when the door is closed.

8. Cylinder guards shall be installed on all mortise or rim-type cylinder locks installed in doors whenever the cylinder projects beyond the face of the door or when otherwise accessible to gripping tools.

9. Unframed glass doors shall be of fully tempered glass not less than one-half inch thick.

10. Narrow-framed glass doors shall be of fully tempered glass not less than one-quarter inch thick.

C. **Sliding glass doors.** Sliding glass doors shall be equipped with locking devices. Cylinder guards shall be installed on all mortise or rim-type cylinder locks installed in doors whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.

§ 3606. Windows, or other openings.

A. **General.** Windows, or other similar openings shall be constructed, installed and secured as set forth in this section.

B. **Materials.** Only fully-tempered glass or approved metal bars, screens, or grills shall be used for any opening in which glass is utilized which is located within 40 inches of the locking device on a door.

C. **Locking devices.** All windows or other openings which are designed to be opened shall be provided with locking devices.

§ 3608. Garages—Multiple dwellings. Whenever a development includes three or more dwelling units, all covered parking required by other provisions of the Huntington Beach Municipal Code shall be provided by fully-enclosed garages. Garage space for each tenant shall be separated by partitions of three-eighths-inch plywood or any approved equivalent with studs set not more than 24 inches apart on one side. Doors and windows in such garages shall be constructed, equipped and secured as required by this chapter.

17.04.170 Chapter 55 Methane District Regulations – Added a new Chapter

The Building Code is hereby amended by adding thereto new Chapter 55 entitled “Methane District Regulations” to read as follows:

§ 5501. Purpose. This Division sets forth the minimum requirements of the City of Huntington Beach for new building construction in the defined methane overlay districts. It is also the purpose of this chapter to reduce the hazards presented from accumulations of methane gas by requiring the appropriate testing and mitigation measures for all new buildings in the methane overlay districts.

§ 5502. Definitions. For the purposes of this division, the following definitions shall also be applied.

- A. **Flammable Gas** shall mean any gaseous substance capable of sustaining combustion or explosion.
- B. **Gas Detection System** shall mean one or more electrical devices capable of continuous monitoring for the presence of flammable gasses and containing an audible alarm capable of alerting occupants that a hazardous atmosphere exists. A part of the system shall be subject to building the system and all devices which are department and Fire Department approved.
- C. **Methane Gas** shall mean the hydrocarbon substance commonly known as “natural gas,” chemical formula CH₄. For the purposes of definition in this chapter, natural gas from the distribution system of a utility company is exempted and excluded from the scope of the application of the provisions of this chapter.
- D. **Methane Gas Overlay District** shall mean those districts within the City of Huntington Beach as defined in Section 5503.
- E. **Qualified Engineer** shall mean a civil engineer currently registered in the State of California and possessing experience in the design of subsurface gas control systems.
- F. **Vent System** shall mean a system or device which gathers or collects flammable gasses and releases these gasses in a specified manner and location.

§ 5503. Overlay Districts. Boundaries of the districts set forth herein are measured from centerline to centerline of indicated streets unless otherwise described, and are graphically depicted by the copy of the map designated “Methane Overlay Districts,” which is on file with the Fire Department.

The Methane District boundaries are as follows. Note that the directions of north, south, east, west, and similar directions are general in nature only.

District One: Saybrook Lane south from Edinger Avenue to Davenport Drive to Algonquin Street, south on Algonquin Street to Warner Avenue, east on Warner Avenue to Bolsa Chica Street, north on Bolsa Chica Street to Edinger Avenue, west on Edinger Avenue to Saybrook Lane.

District Two: All land on both sides of Pacific Coast Highway northwest from the City Boundary at the Santa Ana River to the City Boundary at the Bolsa Chica Bluffs, then following the City Boundary northeast to Edwards Street, Edwards Street north to Slater Avenue, Slater Avenue east to Gothard Street, Gothard Street south to Ellis Avenue, Ellis Avenue east to Newland Street, Newland Street south to Adams Avenue, Adams Avenue east to the City Boundary at the Santa Ana River, City Boundary south along the Santa Ana River to Pacific Coast Highway.

§ 5504. Plan Required. All proposed subdivisions, divisions of land, developments of property, and new buildings within the methane overlay districts shall be reviewed by the Fire Department. The Fire Chief may require a plan for the testing of site soils for the presence of methane gas. Such plan shall be subject to the approval of the Fire Department, and may include, but shall not be limited to, hammer probes, pneumatically driven probes, and core hole samples with monitoring for the presence of methane gas. The Fire Chief may require other actions as deemed necessary to ensure the safety of the development or building site.

§ 5505. Testing Required. Testing for the presence of methane gas shall be required to be carried out in accordance with the approved plan. Results of such testing shall be submitted to the Fire Department for review and analysis.

§ 5506. Mitigation Required. Anomalously high levels of methane gas in the near surface or subsurface soil layers may require mitigation before any grading, development, or building construction is allowed to take place. Such mitigation may include, but is not limited to, the venting of abandoned oil wells, underground gathering and collection systems for gasses, vent systems, and flared vent systems. Other systems, devices, or components may be required as deemed necessary by the Fire Chief in order to ensure the safety of the development and buildings.

If the mitigation measure does not reduce the soil concentrations of methane to an acceptable level, or if other contaminants are present in the methane at a level which poses a threat to health and safety, further development may be halted until such time as the site is rendered safe from these hazards.

§ 5507. Isolation Barriers Required. New buildings which fall under the provisions and requirements of this article may require the installation of a continuous, flexible, permanent, and non-permeable barrier, and shall be a type approved by the Fire Department.

§ 5508. Access. All methane gas mitigation systems required by this article shall be made accessible to City personnel for the purposes of monitoring, maintenance, and evaluation for effectiveness.

§ 5509. Areas Outside of Established Methane Overlay District Boundaries. Upon the determination of the Fire Department that hazard may exist from methane intrusion at a geographical location or area outside the boundaries established in Section 5503 above, the Fire Department may enforce any or all of the provisions of this article as deemed necessary by the Fire Chief to preclude potential hazards from fire or explosion from methane gas accumulations.

§ 5510. Additional Remedial Measures. If the concentration of flammable gas in any building in the City reaches or exceeds 25% of the minimum concentration which form an ignitable mixture with air at ambient temperature and pressure, the owner of such building shall hire a qualified engineer to investigate, recommend, and implement mitigating measures. Such measures shall be subject to the approval of the Fire Department.

17.07.010 Adoption

The 2025 California Residential Code, and whole thereof, and all national codes and standards referenced therein (codified in Part 2.5 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as though fully set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of residential one- and two-family dwellings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

17.07.020 CRC Section R101.1—Amended

CRC Chapter 1, Section R101.1 is hereby amended to read as follows:

R101.1 Title. These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of Huntington Beach, may be cited as such, and will be referred to herein as “this Code.”

17.07.030 CRC Chapter 1, Division II, Section R103.1 Enforcement Agency—Amended

CRC Chapter 1, Division II, Section R103.1 Enforcement Agency is hereby amended to read as follows:

R103.1 Enforcement Agency. The Department of Community Development Building Division is hereby created and the official in charge thereof shall be known as the building official.

17.07.040 CRC Chapter 1, Division II, Section R105.2 Work Exempt From Permit—Amended

CRC Chapter 1, Division II, Section R105.2 Work Exempt From Permit is hereby amended to read as follows:

R105.2 Work exempt from permit. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, pagodas, gazebos and similar uses, provided the floor area does not exceed 120 square feet. Such structures shall comply with setback and height requirements of the Zoning Subdivision Ordinance and the Fire Code.

2. Masonry or concrete fences not over 42 inches in height above lowest adjacent grade and all other fences not exceeding 6 feet in height above the lowest adjacent grade and not within required zoning setbacks or subject to review by the Fire Department.

Exception: Walls and fences less than 6 feet in height that are required as a condition of project approval, subject to review by the Fire Department, guard system or pool barrier system are required to have permits.

3. Oil derricks and tanks.

4. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.

6. Sidewalks, platforms, decks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and not part of an accessible route.

7. Painting, papering, filing, carpeting, cabinets, counter tops and similar finish work.

8. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, are not greater than 5,000 gallons and are installed entirely above ground.

9. Temporary motion picture, television and theater stage sets and scenery.

10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

11. Swings, other playground equipment and similar type recreational structures accessory to detached one- and two-family dwellings.

12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.

13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

14. Flag poles, light poles and TV dishes in connection with a Group R, Division 3 occupancy and not exceeding 15 feet in height.
15. Re-roofing an area smaller than 100 square feet while satisfying all applicable application requirements.
16. Replacement doors and windows when the waterproofing membrane is not altered and emergency egress dimensions are equal to or better than the original permitted layout.
17. New roof penetrations less than 14" by 14" when no framing modifications or additions are required.

Unless provided by this Code, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

Any of the above items that are located in a Floodplain Overlay District, Environmentally Sensitive Area or subject to a discretionary Planning Division approval or as otherwise required by the Planning Division or any other authority/agency is not exempt from permits.

Electrical:

1. **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. **Radio and television transmitting stations:** The provisions of this Code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. **Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Temporary decorative lighting.
5. Replacement of attachment plug receptacles, but not the outlets therefor.
6. Replacement of general use snap switches.
7. Repair or replacement of any overcurrent device of the required capacity in the same location.
8. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
9. The wiring for temporary theater, motion picture or television stage sets.

10. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

11. Low-energy power, control and signal circuits of Classes II and III as defined in the electrical code.

12. Non-vehicle-mounted portable generators.

13. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Gas:

1. Portable heating appliance.

2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

3. Portable cooking or clothes drying appliance.

4. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.

2. Portable ventilation equipment or appliances.

3. Portable cooling unit.

4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this Code.

5. Replacement of any part that does not alter its approval or make it unsafe.

6. Portable evaporative cooler.

7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

8. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this Code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.
3. Repair or replacement of any plumbing fixture or appliance of the same type and size and in the same location. Exception: electric and fuel gas water heaters.
4. Replacement of any part that does not alter its approval or make it unsafe.

17.07.050 CRC Chapter 1, Division II, Section R105.3.1.1—Deleted

CRC Chapter 1, Division II, Section R105.3.1.1, Determination of substantially improved or substantially damaged existing buildings in flood hazard areas, is hereby deleted.

17.07.060 CRC Chapter 1, Division II, Section R105.3.2 Time Limitation of Application—Amended

CRC Chapter 1, Division II, Section R105.3.2 Time Limitation of Application is amended to read as follows:

R105.3.2 Time limitation of application. Applications for which no permit is issued within 180 days following the date of application shall expire automatically, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant in increments of 180 days subject to the following conditions:

1. The applicant shall submit an application every 180 days, accompanied by a plan review extension fee, established by resolution of the City Council.
2. Any plans that remain in plan review over 360 days shall meet all construction standards that are adopted at the time the permit is issued.
3. Plans may not remain in plan review more than 720 days except under extreme situations as approved by the building official.

17.07.070 CRC Chapter 1, Division II, Section R105.5 Expiration—Amended

CRC Chapter 1, Division II, Section R105.5 Expiration is amended to read as follows:

R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 12 months after its issuance or after commencement of work if more than 180 days pass between inspections. Work shall be considered suspended or abandoned if substantial approval of one of the required progress inspections is not accomplished every 180 days. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefor shall be one-half 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 suspension or abandonment has not exceeded one year. In order to renew action on a permit after one year, the permittee shall pay a new full permit fee. The building official is authorized to grant, in writing one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Time limitation for permit expiration as the result of code enforcement shall be as per notice of violation or as otherwise determined by the Building Official.

**17.07.080 CRC Chapter 1, Division II, Section R106 Construction Documents—
Added**

CRC Chapter 1, Division II, Section R106 Construction Documents a new Subsection R106.1.6 is added to read in its entirety as follows:

R106.1.6 Building security. The construction drawings shall show conformance with the Building Security provisions in Building Code Chapter 36 as amended in Section 17.04.080.

**17.07.090 CRC Chapter 1, Division II, Section R106 Construction Documents—
Added**

CRC Chapter 1, Division II, Section R106 Construction Documents a new Subsection R106.1.7 is added to read in its entirety as follows:

R106.1.7 Methane Overlay District. New building construction in the defined methane overlay districts shall comply with the Building Code Chapter 55 as amended in Section 17.04.085 and with the Huntington Beach Fire Code.

**17.07.100 CRC Chapter 1, Division II, Section R106 Construction Documents—
Added**

CRC Chapter 1, Division II, Section R106 Construction Documents a new Subsection R106.1.8 is added to read in its entirety as follows:

R106.1.8 Soils report. A Soil report shall be submitted with all permit applications for new construction and additions. Soil reports shall be prepared by a professional engineer licensed by the State to prepare such reports. The Building Official may waive this requirement if he/she finds that the scope of work applied for does not necessitate a soil report.

17.07.110 CRC Chapter 1, Division II, Section R108 Fees—Amended

Chapter 1, Division II, Section 108 is hereby amended to read in its entirety as:

R108.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. The building official may allow temporary exceptions.

R108.1.1 Plan review fees. When a plan or other data is required to be submitted, a plan review fee shall be paid. This fee shall be paid at the time of submitting plans and specifications for plan review. Said plan review fees shall be established by resolution of the City Council.

R108.1.2 Permit fees. The fee shall be paid at permit issuance. The standard for determination of value or valuation of the project shall be made by the building official and as established by resolution of the City Council.

R108.1.3 Miscellaneous service fees. Whenever an application is made for all other services, a fee for the service in an amount established by resolution of the City Council shall be paid to the City.

R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by resolution of the City Council.

R108.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official and established by resolution of the City Council.

R108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee established by resolution by the City Council that shall be in addition to the required permit fees.

R108.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

R108.6 Refunds. The building official may authorize the refund of any fee paid hereunder for work that was not performed or for fees that were collected erroneously as established by resolution of the City Council.

17.07.120 CRC Chapter 1, Section R112.1 Board of Appeals General—Amended

CRC Chapter 1, Section R112.1 is hereby amended to read in its entirety as follows:

R112.1 General. In order to hear and decide appeals of the orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and hereby created a board of appeals. The board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official. Depending on the subject of the appeal, specialized expertise may be solicited for the purpose of providing input to the appeals board.

17.07.130 CRC Chapter 3, Section R301.1.3.2 Engineered Design—Amended

CRC Subsection R301.1.3.2 is hereby amended to read in its entirety as follows:

R301.1.3.2. Woodframe structures greater than two-stories. The building official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than two stories in height or with basement. Notwithstanding other sections of law, the law establishing these provisions is found in Business and professions Code Sections 5537 and 6737.1.

17.07.140 CRC Chapter 3, Table R301.2(1) Climatic and Geographic Design Criteria—Amended**TABLE R301.2(1)**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRE ^d ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	SPEED ^d (mph)	TOPOGRAPHIC EFFECTS ^k		WEATHERING ^a	FROST LINE DEPTH ^b	TERMITES ^c					
Zero	95	No	D ₂ or E	Negligible ^e	12-24"	Very Heavy	43	No	HBMC 17.07.150	0	60

MANUAL J DESIGN CRITERIA

Elevation	Latitude	Winter Heating	Summer Cooling	Altitude Correction Factor	Indoor Design Temperature	Design Temperature Cooling	Heating Temperature Difference
40	34	41	80	1.00	70	75	
Cooling Temperature Difference	Wind Velocity Heating	Wind Velocity Cooling	Coincident Wet Bulb	Daily Range	Winter Humidity	Summer Humidity	
7			68	14	5	75	

17.07.150 Amendment to Table R301.2(1) Footnote g

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

Section Table R301.2(1) Footnote g. For the latest information regarding City's FIRM Maps for Flood Hazard Locations, City's entry into the National Flood Insurance Program, dates of the Flood Insurance Study, and Panel Numbers (copies of which are on file in the Office of the City's Community Development Department) visit Flood Information section in the Community Development Home Page at:

https://huntingtonbeachca.gov/departments/community_development/planning_zoning/flood_information.php

17.07.160 CRC Chapter 3, Section R313.1 Townhouse Automatic Fire Sprinkler Systems—Amended

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses per Huntington Beach Fire Code Chapter 17.56.

Exception: For additions and alterations to existing townhomes, see Huntington Beach Fire Code Chapter 17.56.

17.07.170 CRC Chapter 3, Section R313.2 One- and Two-Family Dwellings Automatic Fire Sprinkler Systems—Amended

R313.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings per Huntington Beach Fire Code Chapter 17.56.

Exception: For additions and alterations to existing one- and two-family dwellings, see Huntington Beach Fire Code Chapter 17.56.

17.07.180 CRC Section R322.1 Flood-Resistant Construction General—Amended

Section R322.1 General is hereby amended to read as follows:

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the most restrictive provisions contained in the Floodplain Overlay District in the Zoning and Subdivision Ordinance Chapter 222, Local Coastal Program or this section. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.

17.07.190 Section R902 Fire Classification—Deleted

Section R902 is amended in its entirety and replaced by California Building Code Section 1505 as amended in Huntington Beach Municipal Code Sections 17.04.140 through 17.04.150. (4190-12/19)

17.07.200 Chapter 45 Building Security—Added

The Residential Code is hereby amended by adding thereto new Chapter 45 entitled, “Building Security,” to read as follows:

Building security shall comply with Building Code Chapter 36 as amended in Section 17.04.160.

17.07.210 Methane District Regulations—Added

The Residential Code is hereby amended by adding thereto new Chapter 55 entitled “Methane District Regulations” to read as follows:

Projects in Methane District shall comply with Building Code Chapter 55 as amended in Section 17.04.170 and with the Huntington Beach Fire Code.

HBMC Chapter 17.40 – Mechanical Code**17.40.010 Adoption**

The 2025 California Mechanical Code, and whole thereof, including Appendices A, B, and C, except as hereinafter provided but excluding Chapters 1 and 14 thereof (codified in Part 4 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of protecting public health and safety by prescribing by minimum standards for the use, design and installation of heating, ventilating, comfort-cooling equipment and refrigeration systems; by requiring a permit and inspection for the installation, alteration and replacement of said equipment. From the date on which this chapter takes effect, the provisions thereof shall be controlling within the corporate limits of the City of Huntington Beach.

17.40.020 Section 101.1—Amended

CMC Chapter 1, Section 101.1 is hereby amended to read as follows:

101.1 Title. This document shall be known as the “Huntington Beach Mechanical Code,” may be cited as such, and will be referred to herein as “this Code.”

17.40.025 Administration

The administrative provisions shall be as provided for in the California Building Code, Chapter 1 Division II, Scope And Administration as adopted pursuant to Chapter 17.04 of the Huntington Beach Municipal Code.

HBMC Chapter 17.44 – Plumbing Code

17.44.010 Adoption

The 2025 California Plumbing Code, and whole thereof, including Appendices except as hereinafter provided, but excluding Chapters 1, entitled “Administration” (codified in Part 5 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5 as fully as though set forth at length herein for the purpose of prescribing regulations governing the installation, alteration, repair and maintenance of plumbing and drainage systems. From the date on which this chapter takes effect, the provisions of said code, together with amendments thereto, shall be controlling within the corporate limits of the City of Huntington Beach.

17.44.020 Section 1.01.1—Amended

CPC Chapter 1, Section 101.1 is hereby amended to read as follows:

101.1 Title. This document shall be known as the “Huntington Beach Plumbing Code,” may be cited as such, and will be referred to herein as “this Code.”

17.44.022 Administration

The administrative provisions shall be as provided for in the California Building Code, Chapter 1 Division II, Scope And Administration as adopted pursuant to Chapter 17.04 of the Huntington Beach Municipal Code.

17.44.040 Section 312.1—Amended

Section 312.1 of Section 312 of CPC is hereby amended to read in its entirety as follows:

312.1 General. All underground copper piping and PEX tubing installed in a potable water system throughout the City limits must be completely sleeved with a minimum six millimeter polyvinyl sleeve.

HBMC Chapter 17.46 – Swimming Pool, Spa and Hot Tub Code

17.46.010 Adoption

There is hereby adopted by the City Council by reference that certain code known as the Uniform Swimming Pool, Spa and Hot Tub Code (USPSHTC), compiled by the International Association of Plumbing and Mechanical Officials, being particularly the 2021 edition thereof and the whole thereof, except as hereafter provided excluding Chapter 1, “Administration.”

Such code, and amendments thereto, are hereby adopted and incorporated pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5 as fully as though set out at length herein for the purpose of protecting public health and safety by prescribing minimum standards for the use, design and installation of swimming pool, spa and hot tub systems; by requiring a permit and inspection for installation, alteration and replacement of said systems. From the date on which this chapter takes effect, the provisions thereof shall be controlling within the corporate limits of the City of Huntington Beach.

17.46.020 Section 101.1—Amended

Uniform Swimming Pool, Spa and Hot Tub Code Chapter 1, Section 101.1 is hereby amended to read as follows:

101.1 Title. This document shall be known as the Uniform Swimming Pool, Spa, and Hot Tub Code of Huntington Beach, may be cited as such, and will be referred to herein as “this Code.”

17.46.030 Administration

Except as amended below, the administrative provisions shall be as provided for in the California Building Code, Chapter 1 Division II, Scope And Administration as adopted pursuant to Chapter 17.04 of the Huntington Beach Municipal Code.

17.46.040 Section 108—Added

New Section 108 Authority to Abate is hereby added to read as follows:

108 Authority to abate.

A. It shall be unlawful and is hereby declared to be a public nuisance for any person owning, leasing, occupying or having charge of any residential property in the City to maintain such premises in such a manner that any of the following conditions are found to exist thereon:

1. The failure to secure and maintain from public access all doorways, gate access and other openings, with regards to the barrier requirements of this Code.
2. Uncleanliness of swimming pool water as determined by the building official. All swimming pool and spa water shall be maintained in a clear condition which is free of algae, insects, debris and in a sanitary condition. The entire floor of the swimming pool shall be clearly visible.

B. Where a nuisance exists, the building official shall require the nuisance or violation to be abated and where necessary, shall seek such abatement in the manner provided by law.

17.46.050 Chapter 2—Amended

Chapter 2 of the USPSHTC is hereby amended by adding or modifying the following definitions:

209 Grade (surface) - The underlying surface such as earth or a walking surface.

218 Portable - A non-permanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating equipment are an integral part of the product and which is cord connected (not permanently electrically wired).

221 Swimming Pool - A swimming pool is any body of water having a depth exceeding 18 inches at any point, constructed, fabricated or installed for swimming, bathing or wading purposes. This includes in-ground, above- ground and on-grade pools, spas and hot tubs.

17.46.060 Subsection 301.2.4—Amended

Chapter 3, Subsection 301.2.4 is amended to read as follows:

301.2.4 Fuel Gas Piping. Fuel gas piping shall be installed in accordance with the requirements of the Huntington Beach Plumbing and Mechanical Codes.

17.46.070 Section 402.3—Amended

Section 402.3 is hereby amended to read as follows:

Swimming pools shall be designed to withstand anticipated stresses under both full and empty conditions, taking into consideration climatic, hydrostatic, seismic, geotechnical, and integration of the pool with other structural conditions. All swimming pool construction shall be in conformance with engineered design for expansive soils, unless a soils report by a registered engineer, approved by the building official, indicates otherwise.

17.46.080 Section 512.1—Amended

Section 512.1 General is hereby amended by adding the following exception:

512.1 Exception: Spas and hot tubs under 750 gallons shall not be required to discharge into a sewer.

17.46.090 Section 803.0—Amended

Section 803.0 Barrier Requirements is deleted in its entirety and replaced with Section 3109.2 of the California Building Code as amended by Huntington Beach Municipal Code Chapter 17.04.

HBMC Chapter 17.48.010 – Electrical Code

17.48.010 Adoption

There is hereby adopted by the City Council by reference that certain code known as the 2025 California Electrical Code, except as hereafter provided.

Such code is hereby adopted and incorporated pursuant to Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5 for the purpose of prescribing regulations governing the installation, alteration, repair and maintenance of all electrical installations in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict therewith. From the date on which this chapter takes effect, the provisions of said code, together with amendments thereto, shall be controlling within the corporate limits of the City of Huntington Beach.

17.48.020 Section 101.1—Amended

CEC Chapter 1, Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the “Huntington Beach Electrical Code,” may be cited as such, and will be referred to herein as “this Code.”

17.48.025 Administration

The administrative provisions shall be as provided for in the California Building Code, Chapter 1 Division II, Scope And Administration as adopted pursuant to Chapter 17.04 of the Huntington Beach Municipal Code.

17.48.040 Section 250.52(A)(5)—Amended

Section 250.52(A)(5), Rod and pipe electrodes, is amended to read as follows:

250.52(A)(5) Rod and Pipe Electrodes. Rod electrodes shall not be less than 2.5m (8 ft.) in length, and shall consist of the following materials:

- a) Permanent rod electrodes shall be stainless steel.
- b) Temporary rod electrodes for temporary construction power poles may be copper or copper clad.
- c) Stainless steel rods less than 15.87 mm (5/8 in.) in diameter and nonferrous rods shall be listed and shall not be less than 13mm (1/2 in.) in diameter.

17.48.050 Section 690.13(A)—Amended

Section 690.13(A) is hereby amended to read as follows:

- (A) **Location.** The means to disconnect a photovoltaic and electrical energy storage system shall be installed at a readily accessible location on the exterior of the building. A visible-open, lockable AC disconnect shall be located within three (3) feet of the meter, photovoltaic disconnect, or as required by the Building or Fire Code Official.

HBMC Chapter 17.49 - Energy Code**17.49.010 Adoption**

The 2025 California Energy Code (codified in Part 6 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

HBMC Chapter 17.49.1.010 – California Wildland-Urban Interface Code

17.49.1.010 Adoption

The 2025 California Wildland-Urban Interface Code (codified in Part 7 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing Ordinance Nos. 4268 and 4270 and all other ordinances or parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

HBMC Chapter 17.50.010 – Historical Building Code

17.50.010 Adoption

The 2025 California Historical Building Code (codified in Part 8 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

HBMC Chapter 17.51.010 – Existing Building Code

17.51.010 Adoption

The 2025 California Existing Building Code (codified in Part 10 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments,

deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

17.51.020 Section 101.1—Amended

Section [A] 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the “Existing Building Code of Huntington Beach, may be cited as such, and hereinafter referred to as “this Code.”

17.51.030 Administration

Chapter 1, Division II, Sections 101 through 115 shall be as provided for in the California Building Code, Chapter 1 Division II, Scope And Administration as adopted pursuant to Chapter 17.04 of the Huntington Beach Municipal Code.

HBMC Chapter 17.52 – Green Building Standards Code

17.52.010 Adoption

The 2025 California Green Building Standards Code (codified in Part 11 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

17.52.020 Compliance with CALGreen Recycling Requirements

A. For projects covered by CALGreen, the applicants must, as a condition of the City's permit approval, comply with the following:

1. Where five or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve occupants of all buildings on the site and are identified for the storage and collection of blue container and green container materials, consistent with the three-container collection program offered by the City, or comply with provision of adequate space for recycling for multifamily and commercial premises pursuant to Sections 4.408.1, 4.410.2, 5.408.1, and 5.410.1 of the California Green Building Standards Code, 24 CCR, Part 11 as amended, provided that the amended requirements are more stringent than the CALGreen requirements for adequate recycling space effective January 1, 2020.
2. New commercial construction or additions resulting in more than 30% of the floor area shall provide readily accessible areas identified for the storage and collection of blue container and green container materials, consistent with the three-container collection program offered by the City, or shall comply with provision of adequate space for recycling for multifamily and commercial premises pursuant to Sections 4.408.1, 4.410.2, 5.408.1, and 5.410.1 of the California Green Building Standards Code, 24 CCR, Part 11 as amended, provided amended requirements are more stringent than the CALGreen requirements for adequate recycling space effective January 1, 2020.
3. Comply with CALGreen requirements and applicable law related to management of construction and demolition debris (C&D), including diversion of organic waste in C&D from disposal. Comply with City's municipal code, and all written and published City policies and/or administrative guidelines regarding the collection, recycling, diversion, tracking, and/or reporting of C&D.

B. Persons applying for a permit from the City for new construction and building additions and alternations shall comply with all required components of CALGreen, as amended, if its project is covered by the scope of CALGreen, as amended, July 1, 2019 and effective January 1, 2020, including:

1. Section 4.410.2 Recycling by Occupants Residential and Section 5.410.1 Recycling by Occupants Non-residential.
2. For organic waste commingled with construction and demolition debris, Section 4.408.1 Construction Waste Management Residential and Section 5.408.1 Construction Waste Management non-residential.
3. If, after the adoption of this chapter, Sections 4.408.1, 4.410.2, 5.408.1, and 5.410.1 of CALGreen are amended in a manner that requires the City to incorporate the requirements in an updated local ordinance, and the amended requirements are more stringent than those

required in this Section, the revised requirements of CALGreen Sections 4.408.1, 4.410.2, 5.408.1, and 5.410.1 shall be enforced.

HBMC Chapter 17.53 – Referenced Standards Code

17.53.010 Adoption

The 2025 California Referenced Standards Code (codified in Part 12 of Title 24 of the California Code of Regulations), as published by the International Code Council and the California Building Standards Commission, is hereby adopted by reference, subject to the amendments, deletions or additions set forth in this chapter and incorporated in the Huntington Beach Building and Construction Code.

Such code, and amendments thereto, are hereby adopted and incorporated, pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5, as fully as though set forth at length herein, for the purpose of regulating and administering the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Huntington Beach, and repealing all ordinances and parts of ordinances in conflict herewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

HBMC Chapter 17.56 – Huntington Beach Fire Code

17.56.010 Adoption

An ordinance of the City of Huntington adopting the 2025 Edition of the *California Fire Code*, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Huntington Beach; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. 4268 of the City of Huntington Beach and all other ordinances or parts of laws in conflict therewith. From the date on which this chapter takes effect the provisions of such code, together with amendments thereto shall be controlling within the corporate limits of the City of Huntington Beach.

17.56.020 CFC Chapter 1, Section CFC Chapter 1, Division II, Added.

The following sections of 2024 International Fire Code, Chapter 1, Division II not adopted by the State of California into the 2025 California Fire Code are hereby adopted without amendment:

- Section 104, excluding 104.7 and 104.9 and 105.2.3
- Section 105.3 Conditions of a Permit

- Adopt the following operational permits:
 - 105.5.13 Dry cleaning
 - 105.5.22 Hazardous materials
 - 105.5.30 LP-gas
 - 105.5.36 Open burning
 - 105.5.41 Places of assembly
 - 105.5.45 Pyroxylin plastics.
 - 105.5.46 Refrigeration equipment
 - 105.5.49 Spraying or dipping
 - 105.5.50 Storage of scrap tires and tire byproducts
- Section 105.6.2 Automatic sprinklers
- Section 106 Construction Documents
- Section 108 Fees
 - Exception: Section 108.3 Permit Valuations is not adopted.
- Section 109 Inspections
- Section 110 Maintenance
- Section 111 Service utilities

17.56.030 CFC Section [A] 101.1 Title, Amended.

CFC Section 101.1 hereby amended to read as follows:

[A] 101.1 Title, Amended. These regulations shall be known as the City of Huntington Beach Fire Code (HBFC), hereinafter referred to as “this code.”

17.56.040 CFC Section 102.7 Referenced codes and standards, Amended.

CFC Section 102.7 hereby amended to read as follows:

[A] 102.7 Referenced codes and standards, Amended. The codes and standards referenced in this code shall be those that are listed in Chapter 80 as well as City Specifications as signed by the Fire Chief, and such codes and standards shall be considered to be part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.

17.56.050 CFC Section 103.1, Official in charge, Added

Section 103.1 hereby added and amended to read as follows:

103.1 Official in charge, Added. The official in charge thereof shall be known as the fire code official and shall oversee the implementation, administration and enforcement of the provisions of this code.

17.56.060 Section 105.5.38 Open flame, Added.

Section 105.5.38 hereby added and amended to read as follows:

105.5.38 Open flame, Added. An operational permit is required to use open flames in connection with assembly areas, dining areas of restaurants or drinking establishments.

17.56.070 Section 105.5.47 Repair garages and motor fuel-dispensing facilities, Added.

Section 105.5.47 hereby added and amended to read as follows:

105.5.47 Repair garages and motor fuel-dispensing facilities, Added. An operational permit is required for operation of repair garages with motor fuel-dispensing facilities, or a motor fuel-dispensing facility without a repair garage.

105.5.47.1 Repair garage, Added

An operational permit is required for a repair garage without motor fuel-dispensing facilities.

17.56.080 Section 105.6.25 Methane Mitigation Systems, Added.

Section 105.6.25 hereby added to read as follows:

105.6.25 Methane Mitigation Systems. A construction permit is required for the installation or modification of a methane mitigation system. Maintenance performed in accordance with the current signed City Specification 429, Methane Mitigation Requirements, is not considered to be a modification and does not require a construction permit.

17.56.090 Section [A] 113.4 Violation Penalties, Added.

Section 113.4 is hereby added to read as follows:

[A] 113.4 Violation Penalties, Added. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code shall be guilty of a misdemeanor as prescribed in Chapter 1.16 of the Huntington Beach Municipal Code, or may be subject to administrative citations as prescribed in Chapter 1.18 of the Huntington Beach Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

17.56.100 CFC Chapter 3, General Requirements, Added.

All sections of 2021 International Fire Code, Chapter 3, General Requirements not adopted by the State of California, except Section 3115 Placards, are hereby adopted.

17.56.110 Section 324, Development on or near land containing or emitting toxic combustible or flammable liquids, gasses or vapors, Added.

Section 324 is hereby added to read as follows:

Section 324, Development on or near land containing or emitting toxic combustible or flammable liquids, gasses or vapors, Added. The fire code official may require the submittal for approval of geological studies, evaluations, reports remedial recommendations and/or similar documentation from a state licensed and department-approved individual or firm on any parcel of land to be developed which has, or is adjacent to, or within 1000 feet of a parcel of land that has an active or abandoned oil or gas well operation, petroleum or chemical refining facility, petroleum or chemical storage, or may contain or give off toxic, combustible or flammable liquids, gases or vapors. The submitted documentation will show that the site is compliant with current signed City Specifications 429, Methane District Building Permit Requirements and 431-92, Soil Quality Standards.

17.56.120 Section 325, Parade floats, Added

Section 325 is hereby added to read as follows:

Section 325, Parade floats, Added

325.1 Decorative materials. Decorative materials on parade floats shall be non-combustible or flame retardant.

325.2 Fire protection. Motorized parade floats and towing apparatus shall be provided with a minimum 2A10BC rated portable fire extinguisher readily accessible to the operator.

325.3 Engine exhaust. Motorized parade floats shall be provided with an engine exhaust system that is capable of carrying the exhaust product away from any enclosed spaces to the open air.

17.56.130 CFC Section 503.1.1 Buildings and facilities, Amended.

CFC Section 503.1.1 is hereby amended to read as follows:

CFC Section 503.1.1 Buildings and Facilities, Amended. Approved fire apparatus access roads shall be provided for every building, facility or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus

access road shall comply with the requirements of this section and current signed City Specification 401, Minimum Standards for Fire Apparatus Access, and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension up to 200 feet where all of the following conditions are met:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 901.1.1, 903.1.2, or 903.1.3.
2. The fire code official is authorized to require a Fire Command Center in compliance with Sections 508.1.1 through 508.1.7 of the CFC.
3. Smoke detection shall comply with Section 907.2.10.7.
4. Additional Class I standpipe hose connections shall be installed in an approved location.
5. A fire hydrant shall be located within 25 feet of Fire Department connections.
6. The automatic sprinkler system shall be designed to one hazard occupancy higher than the minimum hazard occupancy defined in NFPA 13.
7. Structures four or more stories above grade plane shall be provided with two stairways to the roof.

17.56.140 CFC Section 503.2 Specifications, Amended.

CFC Section 503.2 is hereby amended to read as follows:

503.2 Specifications, Amended. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8 and current City Specification 401, *Minimum Standards for Fire Apparatus Access*.

17.56.150 CFC Section 503.2.1 Dimensions, Amended.

CFC Section 503.2.1 is hereby amended to read as follows:

503.2.1 Dimensions, Amended The fire access roads shall comply with the requirements stated in current City Specification 401, *Minimum Standards for Fire Apparatus Access*.

17.56.160 CFC Section 503.2.3 Surface, Amended.

CFC Section 503.2.3 is hereby amended to read as follows:

503.2.3 Surface, Amended. Fire apparatus access roads shall comply with the requirements stated in current City Specification 401, *Minimum Standards for Fire Apparatus Access*.

17.56.170 CFC Section 503.2.4 Turning radius, Amended.

CFC Section 503.2.4 is hereby amended to read as follows:

503.2.4 Turning radius, Amended. The required turning radius of a fire apparatus access road shall comply with the requirements stated in current City Specification 401, *Minimum Standards for Fire Apparatus Access*.

17.56.180 CFC Section 503.2.5 Dead ends, Amended.

CFC Section 503.2.5 is hereby amended to read as follows:

503.2.5 Dead ends, Amended. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall comply with the requirements stated in current City Specification 401, *Minimum Standards for Fire Apparatus Access*.

17.56.190 CFC Section 503.3 Marking, Amended.

CFC Section 503.3 is hereby amended to read as follows:

503.3 Marking, Amended. Where required by the fire code official, approved signs or other approved notices or markings shall meet the requirements of City Specification 415, Fire Lane Signage and Markings on Private, Residential, Commercial and Industrial Properties. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

17.56.200 CFC Section 503.6 Security gates, Amended.

CFC Section 503.6 is hereby amended to read as follows:

503.6 Security gates, Amended. The installation of security gates across a fire apparatus access road shall be installed and operated in accordance with current City Specification 403, *Fire Access for Pedestrian or Vehicular Security Gates & Buildings*.

17.56.210 CFC Section 505.1 Address identification, Amended.

CFC Section 505.1 is hereby amended to read as follows:

505.1 Address identification, Amended. New and existing buildings shall be provided with address identification in accordance with City Specification 428, *Premise Identification*.

17.56.220 CFC Section 506.1 Where required, Amended.

CFC Section 506.1 is hereby amended to read as follows:

506.1 Where required, Amended. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location in accordance with current City Specification 403, *Fire Access for Pedestrian or Vehicular Security Gates & Buildings*.

17.56.230 CFC Section 507.1 Required water supply, Amended.

CFC Section 507.1 is hereby amended to read as follows:

507.1 Required water supply, Amended. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Exception:

California Code of Regulations, Title 25, Division 1, Chapter 2, Article 6 – Fire Protection Standards for Parks – is hereby referenced, and applies to all existing mobile home parks licensed by the State of California Department of Housing and Community Development (HCD), notwithstanding any contrary provisions as set forth in Title 25, Section 1304(a).

17.56.240 CFC Section 507.5 Fire hydrant systems, Amended.

CFC Section 507.5 is hereby amended to read as follows:

507.5 Fire hydrant systems, Amended. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.7 and Appendix C and the current City Specification 407, Fire Hydrant Installation Standards.

17.56.250 Section 507.5.7 Fire hydrant supply connections, Added.

Section 507.5.7 is hereby added to read as follows:

507.5.7 Fire hydrant supply connections, Added. It shall be prohibited for underground water supply lines with a single connection from a municipal main to supply both fire hydrants and fire suppression systems. Looped supply lines that are supplied from two points of connection shall be allowed for hydrants and fire suppression system supplies.

17.56.260 CFC Section 901.7 Systems out of service, Amended.

CFC Section 901.7 is hereby amended to read as follows:

901.7 Systems out of service, Amended. Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall be either evacuated or an approved fire watch in accordance with the latest City Specification, 402 “Fire Watch Requirements” shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service.

Where utilized, fire watches shall be provided with not less than one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Exception: Facilities with an approved notification and impairment management program. The notification and impairment program for water-based fire protection systems shall comply with California NFPA 25.

17.56.270 Section 901.11 Nuisance Alarms, Added.

Section 901.11 is hereby added to read as follows:

901.11 Nuisance Alarms, Added. If a business or operation is generating excessive nuisance alarms, in addition to fees per master fee schedule, the business may be required by the fire code official to disable fire protection systems and therefore shall also be required to meet requirements of HBFC (CFC) Section 901.7 for fire watch.

17.56.280 CFC Section 903.2 Where Required, Amended.

CFC Section 903.2 is hereby amended to read as follows:

903.2 Where Required, Amended. Approved automatic sprinkler systems in new buildings and structures as well as existing buildings and structures, as required by Section 1103.5.6, shall be provided in the locations described in Sections 903.2.1 through 903.2.12. In no case, where the provisions of Section 903 of this code are applicable, and notwithstanding any less restrictive provisions or exceptions, shall a building or structure be constructed or modified to exceed 10,000 square feet in total gross floor area, or 5,000 square feet in gross floor area per fire area, without approved automatic sprinkler systems being provided throughout the building or fire area, respectively.

17.56.290 CFC Section 903.2.4 Group F, Amended.

CFC Section 903.2.4 is hereby amended to read as follows:

903.2.4 Group F, Amended. An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exists:

1. A Group F fire area exceeds 12,000 square feet (1115 m²).

2. A Group F fire area is located more than three stories above grade plane.
3. Reserved.
4. A Group F occupancy is used to manufacture lithium-ion or lithium metal batteries.
5. A Group F occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.

17.56.300 Section 903.3.5.3 Hydraulic calculations margin, Added.

Section 903.3.5.3 is hereby added to read as follows:

903.3.5.3 Hydraulic calculations margin, Added. Fire protection system hydraulic calculations shall include a 10 percent safety margin between the available water supply and the required system supply.

17.56.310 CFC Section 903.4.1 Electronic supervision, Amended.

CFC Section 903.4.1 is hereby amended to read as follows:

903.4.1 Electronic supervision, Amended. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all automatic sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems in accordance with Section 903.3.8, provided that backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position unless supplying an occupancy required to be equipped with a fire alarm system, in which case the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.
3. Reserved.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Reserved.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.
8. Underground key or hub gate valves in roadway boxes.

17.56.320 Section 916.1 Gas detection systems, Amended

CFC Section 916.1 is hereby amended to read as follows:

916.1 Gas detection systems, Amended. Gas detection systems required by this code shall comply with Sections 916.2 through 916.12.

17.56.330 Section 916.12 Notification Devices, Added.

CFC Section 916.12 is hereby added to read as follows:

916.12 Notification Devices, Added. Gas detection systems shall be equipped with emergency notification devices. Notification devices shall be located in all areas of the building protected by the gas detection system. Notification devices shall comply with the installation and spacing requirements stated in NFPA 72 and the manufacturer's specifications.

17.56.340 CFC Section 1103.5 Sprinkler systems, Amended.

CFC Section 1103.5 is hereby amended to read as follows:

1103.5 Sprinkler systems, Amended. An automatic sprinkler system shall be provided in existing buildings in accordance with Sections 1103.5.1 through 1103.5.6.

17.56.350 Section 1103.5.6 Tenant improvements, Added.

Section 1103.5.6 is hereby added to read as follows:

1103.5.6 Tenant improvements, Added. Section 903 shall apply to existing occupancies/tenant space undergoing tenant improvement as follows:

1. Occupancy/tenant space undergoing tenant improvement where the square footage of the space is being increased.
2. Occupancy/tenant space where there is a change in occupancy classification to an assembly, educational, institutional, hazardous, or residential use.
3. Occupancy/tenant space where the entire roof structure is to be removed during the improvement.
4. Assembly occupancy with an occupant load that exceeds 299 persons.

Exceptions:

1. Existing Group R-3 occupancies that will remain below a gross floor area of 5,000 square feet.

2. Existing Group R-2 occupancies where the tenant improvement is in only one unit.

17.56.360 CFC Section 1103.7 Fire alarm systems, Amended.

CFC Section 1103.7 is hereby amended to read as follows:

1103.7 Fire alarm systems, Amended. An approved fire alarm system shall be installed in existing buildings and structures in accordance with Sections 1103.7.1 through 1103.7.10 and provide occupant notification in accordance with Section 907.5 unless other requirements are provided by other sections of this code. Existing high-rise buildings shall comply with Section 1103.7.8 and 1103.7.9.

Exception: Occupancies with an existing previously approved fire alarm system.

17.56.370 Section 1103.7.10 Tenant improvements, Added.

Section 1103.7.10 is hereby added to read as follows:

1103.7.10 Tenant improvements, Added. Section 907 shall apply to existing occupancies/tenant space undergoing tenant improvement as follows:

1. Occupancy/tenant space undergoing tenant improvement where the square footage of the space is being increased.
2. Occupancy/tenant space where there is a change in occupancy classification to an assembly, educational, institutional, hazardous, or residential use.
3. Occupancy/tenant space where the entire roof structure is to be removed during the improvement.
4. Assembly occupancy that increases the maximum occupant load to exceed 299 persons.

Exception: The fire code official may waive this requirement based on the scope of the project.

17.56.380 CFC Section 3307.1 Required access, Amended.

CFC Section 3307.1 is hereby amended to read as follows:

3307.1 Required access, Amended. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be

maintained until permanent fire apparatus access roads are available. Construction sites shall have a minimum of 6-foot perimeter security fencing with gates installed for fire apparatus access. Gate widths shall be a minimum of 24 feet for fire apparatus roadways and 6 feet for walk-in entry. Secured vehicle gates or entries shall utilize approved Knox padlock or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of 1/4") when required by a fire code official. Temporary fire lane signs shall be provided and maintained to allow emergency access during construction. Hydrants, fire department connections, and fire lanes shall be posted "Fire Lane – No Parking" when required by the fire code official.

17.56.390 CFC Section 3307.2 When required, Amended.

CFC Section 3313.1 is hereby amended to read as follows:

3307.2 When required, Amended. An approved water supply for fire protection, either temporary or permanent, as approved by both the Fire and Public Works Departments, shall be made available as soon as combustible material arrives on the site.

17.56.400 CFC Section 3307.5 Where required, Amended.

CFC Section 3307.5 is hereby amended to read as follows:

3307.5 Where required, Amended. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

17.56.410 Section 3306.5.2 Function During Construction, Added.

Section 3306.5.2 is hereby added to read as follows:

3306.5.2 Function During Construction, Added. For buildings higher than a single story above grade, and under construction, an approved automatic sprinkler system shall be installed and shall be fully functional up to one floor below the highest point of construction having secured decking or flooring.

Exceptions:

1. Buildings entirely of Type 1 or Type 2 construction.
2. Group R-3 Occupancies.

17.56.420 Section 3306.7 Owner's responsibility, Added.

Section 3306.7 is hereby added to read as follows:

3306.7 Owner's responsibility, Added. Necessary precautions and engineering controls shall be utilized to minimize the potential for false alarm activations caused by construction activity. False alarms caused by construction activity shall be treated as a system malfunction and may result in charges in accordance with the approved fee schedule.

17.56.430 CFC Section 5003.3.1.4 Responsibility for cleanup, Amended.

CFC Section 5003.3.1.4 is hereby amended to read as follows:

5003.3.1.4 Responsibility for cleanup, Amended. The person, firm or corporation responsible for an unauthorized discharge shall institute and complete all actions necessary to remedy the effects of such unauthorized discharge, whether sudden or gradual, at no cost to the jurisdiction. When deemed necessary by the fire code official, cleanup may be initiated by the fire department or by an authorized individual or firm. Costs associated with such cleanup shall be borne by the owner, operator or other person responsible for the unauthorized discharge. Clean up shall comply with current signed City Specification 431-92, Soil Quality Standard.

17.56.440 CFC Section 5704.2.13.1.4 Tanks abandoned in place, Amended.

CFC Section 5704.2.13.1.4 is hereby amended to read as follows:

5704.2.13.1.4 Tanks abandoned in place, Amended. Tanks shall not be abandoned in place unless approved by the fire code official.

17.56.450 CFC Section 5706.3 Well drilling, operating, and abandonment. Amended.

CFC Section 5706.3 is hereby amended to read as follows:

5706.3 Well drilling, operating, and abandonment, Amended. Wells for oil production or injection, and wells for natural gas shall be drilled, operated or abandoned in accordance with Sections 5706.3.1 through 5706.3.8 and the Huntington Beach Oil Code (Huntington Beach Municipal Code Title 15) and City Specification 422, Oil Well Abandonment Permit Process. Where there is a conflict between the California Fire Code, Huntington Beach Oil Code, or the City Specification, the most restrictive shall govern.

17.56.460 Section 5801.1.1 Methane Soil Gas, Added.

Section 5801.1.1 is hereby added to read as follows:

5801.1.1 Methane Soil Gas, Added. All sources of methane soil gas, including petrogenic and biogenic, are subject to methane soil gas testing, passive or active mitigation, and methane detection and alarm systems as prescribed in the latest signed City Specification 429, *Methane District Building Permit Requirements*.

17.56.470 CFC Chapter 80, Reference Standards, NFPA 13-25, Section 16.12.3.3, Amended

Sections of CFC Chapter 80, Reference Standards, NFPA 13-25, are hereby amended to read as follows:

16.12.3.3, Amended. Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public or private hydrant. If the FDC serves a standpipe system, it shall be no more than 100 feet from a hydrant. The size of piping and the number of inlets shall be approved by the Fire code official. If approved by the H.B. Public Works Dept., it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 gpm (including inside hose stream demand) or greater, or a standpipe system is included, four 2 ½" inlets shall be provided.

17.56.480 CFC Chapter 80, Reference Standards, NFPA 13-25, Section 28.1.3 (24), Added

NFPA 13-25, Section 28.1.3 (24) is hereby added to read as follows:

Section 28.1.3 (24), Added:

Size and location of hydrants, showing size and number of outlets and if outlets are to be equipped with independent gate valves. Whether hose houses and equipment are to be provided, and by whom, shall be indicated. Static and residual pressures calculated by the Public Works fire flow test shall be shown. Fire flow test shall be not more than six months prior to the plan submittal to the authority having jurisdiction.

17.56.490 CFC Chapter 80, Reference Standards, NFPA 13D-25, Section 5.1.1.2, Amended

Sections of CFC Chapter 80, Reference Standards, NFPA 13D-25, Section 5.1.1.2 are hereby amended to read as follows:

5.1.1.2, Amended. Stock of Spare Sprinklers.

5.1.1.2.1 A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

5.1.1.2.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

5.1.1.2.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38°C).

5.1.1.2.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

17.56.500 CFC Chapter 80, Reference Standards, NFPA 13D-25, Section 7.3.4, Added

NFPA 13-25, Section 28.1.3 (24) is hereby added to read as follows:

7.3.4 Pressure Gauges, Added. At least one water pressure gauge shall be installed on the riser assembly.

17.56.510 CFC Chapter 80, Reference Standards, Amendments to NFPA 13D-25, Section 7.6, Amended

Sections of CFC Chapter 80, Reference Standards, NFPA 13D-25, Section 7.6 are hereby amended to read as follows

7.6 Alarms, Amended. Exterior water flow alarm indicating devices shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location subject to final approval by the fire code official.

17.56.520 CFC Chapter 80, Reference Standards, Amendments to NFPA 24-25, Section 5.9.1.3

CFC Chapter 80, Reference Standards, NFPA 24-25, Section 5.9.1.3, is hereby amended to read as follows

5.9.1.3, Amended Fire department connections shall be of an approved type and contain a minimum of two 2 ½ inch inlets. The location shall be approved and be no more than 150 feet from a public or private fire hydrant when serving a fire sprinkler system. When serving a standpipe system, it can be no more than 100 feet from a hydrant. If

acceptable to the water authority, it may be installed on the backflow assembly. The supply pipe shall be painted OSHA safety red.

17.56.530 CFC Chapter 80, Reference Standards, NFPA 24-25, Section 5.9.1.3.1, Added

CFC Chapter 80, Referenced Standards, NFPA 24-25, Section 5.9.1.3.1 is hereby added to read as follows:

5.9.1.3.1, Added. When the sprinkler density design is 500 gpm (including the interior hose stream demand) or greater, or a standpipe system is included, four 2 ½" inlets shall be provided.

17.56.540 CFC Chapter 80, Reference Standards, NFPA NFPA 24-25 Section 6.2.1.3, Added

CFC Chapter 80, Referenced Standards, NFPA 24-25, Section 5.9.1.3.1 is hereby added to read as follows:

6.2.1.3, Added. The closest upstream indicating control valve to the riser shall be painted OSHA red.

17.56.550 CFC Chapter 80, Reference Standards, NFPA 24-25, Section 6.3.3, Added

CFC Chapter 80, Referenced Standards, NFPA 24-25, Section 6.3.3 is hereby added to read as follows:

6.3.3, Added. All post indicator valves controlling fire suppression water supplies shall be painted OSHA red.

17.56.560 CFC Chapter 80, Reference Standards, NFPA 24-25, Section 10.1.1.3.3, Added

CFC Chapter 80, Referenced Standards, NFPA 24-25, Section 10.1.1.3.3 is hereby added to read as follows:

10.1.1.3.3, Added. All ferrous pipe shall be coated and wrapped. Joints shall be coated and wrapped after assembly. All fittings shall be protected with a loose 8-mil polyethylene tube. The ends of the tube shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 316 Stainless Steel pipe and fittings.

17.56.570 CFC Chapter 80, Reference Standards, Amendments to NFPA 24-25, Section 10.4.1.1, Amended

CFC Chapter 80, Reference Standards, NFPA 24-25, Section 10.4.1.1 is hereby amended to read as follows:

10.4.1.1, Amended All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion retarding material prior to poly-tube, and after installation.

17.56.580 CFC Chapter 80, Reference Standards, NFPA 24-25, Section 10.4.1.4, Added

CFC Chapter 80, Referenced Standards, NFPA 24-25, Section 10.4.1.4 is hereby added to read as follows:

10.4.1.4, Added. All bolts used in pipe-joint assembly shall be 316 stainless steel.

17.56.590 CFC Chapter 80, Reference Standards, Amendments to NFPA 24-25, Section 10.4.3.1, Amended

CFC Chapter 80, Reference Standards, NFPA 24-25, Section 10.4.3.1 is hereby amended to read as follows:

10.4.3.1, Amended. Private fire service mains supplying fire protection systems within the building shall be permitted to extend no more than 18 inches, as measured from the outside of the building to the center of the vertical pipe, under the building to the riser location. The pipe under the building or building foundation shall be 316 stainless steel and shall not contain mechanical joints.

10.4.3.1.1. Pipe Joints shall not be located under foundation footings. The pipe under the building or building foundation shall be 316 stainless steel and shall not contain mechanical joints.

10.4.3.1.2. Where approved, private fire service mains supplying systems within the building shall be permitted to extend more than 18 inches under the building when all the requirements of 10.4.3.2.1 through 10.4.3.2.4 are met.

17.56.600 IFC Appendix O, Valet Trash and Recycling Collection in Group R-2 Occupancies, Added

All sections of 2024 International Fire Code, Appendix O, is hereby adopted.

HBMC Chapter 17.60 – Solar, Hydronics and Geothermal Code

17.60.010 Adoption

There is hereby adopted by the City Council by reference that certain code known as the Uniform Solar, Hydronics and Geothermal Code, compiled by the International Association of Plumbing and Mechanical Officials, being particularly the 2021 Edition thereof and the whole thereof, except as hereafter provided, excluding Chapter 1, “Administration.”

Such code, and amendments thereto, are hereby adopted and incorporated pursuant to California Government Code Section 50022.2 et seq., and Health and Safety Code Section 18941.5 as though fully set out at length herein for the purpose of protecting public health and safety by prescribing minimum standards for the use, design and installation of solar energy systems; by requiring a permit and inspection for installation, alteration and replacement of said equipment. From the date on which this chapter takes effect, the provisions thereof shall be controlling within the corporate limits of the City of Huntington Beach.

17.60.020 Title—Amended

This chapter shall be known as the “Huntington Beach Solar, Hydronics and Geothermal Code,” may be cited as such and will be referred to herein as “this Code.”

17.60.030 Administration—Amended

The administrative provisions shall be as provided for in the California Building Code, Chapter 1 Division II, Scope and Administration as adopted pursuant to Chapter 17.04 of the Huntington Beach Municipal Code.

17.60.040 Electrical—Amended

Chapter 10 is amended to read as follows:

Chapter 10. Electrical installations shall be in accordance with the requirements of the Huntington Beach Electrical Code.

SECTION 6. References to Prior Code. Unless superseded and expressly repealed, references in City forms, documents and regulations to the chapters and sections of the former Huntington Beach Building Code, 2022, shall be construed to apply to the corresponding provisions contained within the Huntington Beach Building Code, 2025.

SECTION 7. This ordinance shall become effective 30 days from adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2025.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

Pe

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager

Director of Community Development

INITIATED AND APPROVED:

Fire Chief