

**ORDINANCE NO. 2025-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24); INCLUDING THE 2025 CALIFORNIA BUILDING CODE, (INCORPORATING AND AMENDING THE 2024 INTERNATIONAL BUILDING CODE); THE 2025 CALIFORNIA RESIDENTIAL CODE, (INCORPORATING AND AMENDING THE 2024 INTERNATIONAL RESIDENTIAL CODE); THE 2025 CALIFORNIA ELECTRICAL CODE (INCORPORATING AND AMENDING THE 2023 NATIONAL ELECTRICAL CODE); THE 2025 CALIFORNIA MECHANICAL CODE (INCORPORATING AND AMENDING THE 2024 UNIFORM MECHANICAL CODE); THE 2025 CALIFORNIA PLUMBING CODE (INCORPORATING AND AMENDING THE 2024 UNIFORM PLUMBING CODE); THE 2025 CALIFORNIA ENERGY CODE; THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE (INCORPORATING AND AMENDING THE 2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE ); THE 2025 CALIFORNIA EXISTING BUILDING CODE; THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE; IN ADDITION ADOPTING THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE; TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; AND ADOPTING BY REFERENCE THE 2026 LOS ANGELES COUNTY FIRE CODE (LOS ANGELES COUNTY CODE, TITLE 32) INCORPORATING AND AMENDING THE 2025 CALIFORNIA FIRE CODE (INCORPORATING AND AMENDING THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE)**

**WHEREAS**, pursuant to Government Code Section 50022.1 *et seq.* the City may adopt by reference the California Building Standards Code, 2025 Edition as provided in Title 24 of the California Code of Regulations, and other codes, including, without limitation, the 2026 Fire Code for the Consolidated Fire Protection District of Los Angeles County; and

**WHEREAS**, the California Building Standards Commission ("Commission") recently adopted the 2025 Edition of the California Building Standards Code; and

**WHEREAS**, California Health and Safety Code Section 17958.7 and 18941.5 authorize cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions; and

**WHEREAS**, the City of Claremont desires to ADOPT BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24); INCLUDING THE 2025 CALIFORNIA BUILDING CODE, (INCORPORATING AND AMENDING THE 2024 INTERNATIONAL BUILDING CODE); THE 2025 CALIFORNIA RESIDENTIAL CODE, (INCORPORATING AND AMENDING THE 2024 INTERNATIONAL RESIDENTIAL CODE); THE 2025 CALIFORNIA ELECTRICAL CODE (INCORPORATING AND AMENDING THE 2023 NATIONAL ELECTRICAL CODE); THE 2025 CALIFORNIA MECHANICAL CODE (INCORPORATING AND AMENDING THE 2024 UNIFORM MECHANICAL CODE); THE 2025 CALIFORNIA PLUMBING CODE (INCORPORATING AND AMENDING THE 2024 UNIFORM PLUMBING CODE); THE 2025 CALIFORNIA ENERGY CODE; THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE

CODE (INCORPORATING AND AMENDING THE 2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE ); THE 2025 CALIFORNIA EXISTING BUILDING CODE; THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE; IN ADDITION ADOPTING THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE; TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; AND ADOPTING BY REFERENCE THE 2026 LOS ANGELES COUNTY FIRE CODE (LOS ANGELES COUNTY CODE, TITLE 32) INCORPORATING AND AMENDING THE 2025 CALIFORNIA FIRE CODE (INCORPORATING AND AMENDING THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE) (collectively, the “Codes”); together with the necessary amendments to assure the Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological, and topographical conditions; and

**WHEREAS**, the Fire Marshal and Building Official have recommended that changes and modifications be made to the Codes, and have advised that certain changes and modifications to said Codes are reasonably necessary due to local conditions within the City of Claremont, and have further advised that the remainder of the said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Code, or are reasonably necessary to safeguard life and property within the City of Claremont; and

**WHEREAS**, the Fire Marshal and Building Official have also recommended that changes and modifications be made to the Codes, which are necessary for administrative clarification and to establish administrative standards for the effective enforcement of the building standards of the City of Claremont and do not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5; and

**WHEREAS**, the City Council hereby adopts by reference findings and determinations made by the Los Angeles County Board of Supervisors justifying the 2026 Los Angeles County Fire Code (Title 32, Los Angeles County Code), amending the 2025 California Fire Code, as reasonably necessary because of local climatic, geologic and/or topographic conditions; and

**WHEREAS**, the City Council conducted the first reading of this ordinance on October 28, 2025; and

**WHEREAS**, notice of a public hearing on this ordinance was published in the Claremont Courier on October 17, 2025 and November 14, 2025; and

**WHEREAS**, the City Council held a public hearing on November 25, 2025, as required by law, at which time the Council determined that the adoption of the Codes and amendments thereto are in the best interest of the City and are based on the findings required by law; and

**WHEREAS**, at least one copy of each of the Codes adopted by reference by this ordinance were available for public inspection at the office of the City Clerk fifteen days preceding the public hearing pursuant to Government Code Section 50022.6.

**THE CITY COUNCIL OF THE CITY OF CLAREMONT DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Authority. The City Council enacts this Ordinance under the authority granted to the City as follows:

- A. California Government Code Section 50022.1 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other codes by reference.
- B. California Health & Safety Code Section 17958.7 and 18941.5 authorize the City to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions.

**SECTION 2.** Findings. To the extent that changes and modifications to the 2025 California Building Standards Code in this ordinance are deemed more restrictive than the standards contained in the 2025 California Building Standards Code, thus requiring that findings be made pertaining to local climatic, geological, or topographical conditions to justify such modifications, the City Council hereby finds and determines as follows:

- A. The region receives a relatively low amount of precipitation and has a very low humidity level and extremely high temperatures. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration).

(Applicable to Amendments to Building Code Sections 1505.1.2, Table 1505.1, Residential Code Sections R902.1.2)

- B. Extremely strong winds in the region, commonly referred to as Santa Ana winds, result in extensive damage such as downed trees, utility poles, utility circuits, and utility service lines. These conditions cause fires, impairment of emergency apparatus access, and delays in response time of fire suppression equipment and other emergency vehicles.

(Applicable to Amendments to Building Code Sections 1505.1.2, Table 1505.1, 903.2, Residential Code Sections R902.1.3)

- C. Wildland fire is a natural component of Southern Californian ecology. Wildland fire behavior is strongly influenced by vegetation type, terrain, and weather. Hillside areas also make appealing development areas for single-family dwellings. The combination of these two factors significantly increases the risk of damage to property and life in very high fire hazard severity zones.

(Applicable to Amendments to Building Code Sections 1505.1.2, Table 1505.1, 903.2, Residential Code Sections R902.1.3)

- D. The Claremont hillsides consist of chaparral, coastal sage scrub, oak woodland, grasses, and riparian vegetation types. The topography of the hillsides consists mostly of steeper slopes. The solar aspect of the Claremont hillside is predominantly southwest to southeast, which affects the flammability of the natural vegetation by reducing the moisture content. Wind is a particularly important element affecting fire behavior since most major wildfires in Southern California occur during Santa Ana wind conditions. The Santa Ana winds, which are associated with low humidity, can affect the flammability of vegetation by reducing moisture, preheating plants, and spreading the flames ahead of the fire. The Claremont hillside topography can channel dry airflow off the valley floor and into the canyons, creating erratic winds and climatic conditions favorable to the spread of wildfires.

(Applicable to Amendments to Building Code Sections 1505.1.2, Table 1505.1, 903.2, Residential Code Sections R902.1.3)

- E. The topography of the Claremont hills present problems in delivery of emergency services, including fire protection. Hilly terrain has narrow, winding roads with little circulation, preventing rapid access and orderly evacuation. Much of these hills are covered with highly non-fire-resistive natural vegetation. In addition to access and evacuation problems, the terrain makes delivery of water extremely difficult. Some hill areas are served by water pump systems subject to failure in fire, high winds, earthquake, and other power failure situations.

(Applicable to Amendments to Building Code Sections 903.2)

- F. Within the City there are three earthquake faults. In the event of a severe earthquake, these faults present the potential for catastrophic damage, including fire, damage to roadways, and other impairments of emergency apparatus access.

(Applicable to Amendments to Building Code Sections 1505.1.2, 903.2, Residential Code Sections R902.1.3)

- G. Development has occurred and continues to occur which has resulted in severe traffic congestion during peak business hours, weekends, and holidays, thereby affecting response times for emergency services.

(Applicable to Amendments to Building Code Sections 1505.1.2, 903.2, Residential Code Sections R902.1.3)

- H. Automatic fire protection systems are the single greatest means of reducing the severity of structural fires and studies show that losses due to fire in un-sprinklered buildings are four times greater than such losses in sprinklered buildings.

(Applicable to Amendments to Building Code Sections 903.2)

- I. Data reveals that no single fire causing three or more fatalities has occurred in sprinklered residential structures, including houses, apartments, hotels, motels, and dormitories.

(Applicable to Amendments to Building Code Section 903.2)

- J. An extreme and unusual fire hazard exists in the hillsides and other areas of the City north of Base Line Road due to the presence of highly flammable vegetation, the region's dry climate and frequent hot, dry, Santa Ana winds, which can exceed 80 miles per hour.

(Applicable to Amendments to Building Code Sections 1505.1.2, Table 1505.1; 903.2, Residential Code Sections R902.1.3)

- K. The city is located in an area which, due to its climate, geology, and topography, is highly susceptible to fires, strong winds, low precipitation, and seismic activity, making requirements necessary to ensure the city residential, commercial, and industrial building stock is designed, preserved, and maintained in such a condition as to protect the safety of the residents, thus justifying the imposition of requirements for more fire-retardant roofs than are required elsewhere in California.

(Applicable to Amendments to Building Code Sections 1505.1.2, Table 1505.1, Residential Code Sections R902.1.3)

- L. Amendments to California Building Code Sections 105.2, 105.3, and 109.2 of Chapter 1; amendments to Appendix J; amendments to California Residential Code Sections R105.2, R105.3, R108.2, and R110.4 and amendments to California Electrical Code Sections 89.108.4.2 and 89.108.4.2.1 are necessary for administrative clarification, and do not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17985.7, and/or 18941.5. These amendments establish administrative standards for the effective enforcement of the building standards in the City of Claremont.

- M. Amendments to the California Fire Code as set forth in the 2026 Los Angeles County Fire Code (Title 32, Los Angeles County Code) are justified based on the findings identified by the Los Angeles County Board of Supervisors.

**SECTION 3.** Chapter 15.04, of the Claremont Municipal code, is amended and restated in its entirety to read as follows:

#### **“Chapter 15.04**

#### **Building Code**

##### **Sections:**

|                  |                                                     |
|------------------|-----------------------------------------------------|
| <b>15.04.010</b> | <b>Adoption</b>                                     |
| <b>15.04.020</b> | <b>Chapter 1 amended – Scope and Administration</b> |
| <b>15.04.040</b> | <b>Chapter 9 amended – Fire Protection Systems</b>  |
| <b>15.04.045</b> | <b>Chapter 15 amended–Roof Assemblies</b>           |
| <b>15.04.050</b> | <b>Appendix J amended – Grading</b>                 |
| <b>15.04.055</b> | <b>Violations</b>                                   |

|                  |                              |
|------------------|------------------------------|
| <b>15.04.060</b> | <b>Penalties</b>             |
| <b>15.04.070</b> | <b>Continuing Violations</b> |

**15.04.010 Adoption.**

- A. The California Building Code, 2025 Edition, Volumes 1 and 2, which incorporates and amends the International Building Code, 2024 Edition published by the International Code Council, including Chapter 1, Appendix F, Appendix I, and Appendix J based on the International Building Code, the California Residential Code 2025 Edition, which incorporates and amends the International Residential Code, with changes, additions, and deletions set forth in this chapter, are adopted by reference as the Building Code of the City.
- B. At least one copy of said codes is on file in the office of the Building Official and shall at all times be maintained by the Building Official for use and examination by the public.

**15.04.020 Chapter 1 Amended - Administrative.**

The following portions and sections of Chapter 1 of the California Building Code and Chapter 1 Division II of the California Residential Code are hereby amended to read as follows:

- A. Sections 105.2 and R105.2 are hereby amended as follows:

- 1. Item 1 of "Building" is hereby amended to read as follows:

One-story, detached, accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the projected floor area does not exceed 120 square feet, and is designed as a portable building, which shall be easily disassembled or removed without cause for demolition, and which does not contain any utilities. Said building shall comply with construction methods, setbacks, fire resistive standards, and other provisions of this code or any other laws or ordinances of this City.

- 2. Item 2 of "Building" is hereby amended to read as follows:

Fences/Walls not over 36 inches high.

- 3. Items 3, 4, 5, and 10 of "Building" are deleted in their entirety from section 105.2 of the California Building Code.
  - 4. Items 3, 4, and 10 of "Building" are deleted in their entirety from section R105.2 of the California Residential Code

- B. Section 105.3 and R105.3 are hereby amended by adding the following paragraph at the end of the section to read as follows:

No demolition permit shall be issued to demolish any structure listed on the Register of Structures of Historical or Architectural Merit of the City of Claremont, as adopted by resolution of the City Council, until ninety (90) days after application for a demolition permit has been made to the City. If the Community Development Director determines that failure to issue the permit before the expiration of ninety (90) days presents an immediate hazard to the safety of human beings, he or she shall authorize the issuance of a permit immediately.

- C. Sections 109.2 and R108.2 are hereby amended to read as follows:

**Schedule of permit fees.** The fee for each permit shall be established by resolution of the City Council, and at the time of issuance, shall be paid to the Building Official.

- D. Sections 111.3 and R110.4 are hereby amended by adding the following paragraph at the end of the section to read as follows:

The Building Official may require bonds in such form and amounts as may be deemed necessary to assure that the remaining work will be completed in accordance with the approved plans and specifications and within the prescribed time stated on the temporary certificate of occupancy.

#### **15.04.040 Chapter 9 Amended – Fire Protection Systems.**

The following portions and sections of Chapter 9 of the California Building Code are hereby amended to read as follows:

Section 903.2. is hereby amended to read as follows:

**903.2 Where required.** adding the following paragraph at the end of the section to read as follows additionally approved automatic sprinkler systems shall be provided in the locations described in this section:

- A. In buildings over three stories in height; provided, however, the respective increases in area and height specified in Sections 503 and 504, and the substitution for one-hour fire-resistive construction specified in Table 601 shall be permitted.
- B. In all new non-residential buildings and additions constructed hereafter which have a total floor area of 5,000 square feet or more. The total floor area of the building or additions shall be computed without regard to the fire walls as outlined in Chapter 7, except fire walls of not less than four (4)-hour fire-resistive construction without openings. EXCEPTION: This requirement shall not apply to Group S Division 2 Open Parking Garages, which are within the area, height, and type of construction limits set forth in Table 503.

- C. Throughout existing non-residential buildings whenever any remodeling or additions increase the floor area by 5,000 square feet or more within any twelve (12)-month period. The total floor area of buildings shall be computed without regard to fire walls as outlined in Chapter 7, except fire walls of not less than four (4)-hour fire-resistive construction without openings.
- D. If the existing building which exceeds 5,000 square feet has a change in occupancy classification such that the proposed use is more hazardous, based on life and fire risk, than the existing use.

**15.04.045 Chapter 15 and Chapter 9 Amended – Fire Classification and Roof Classification.**

The following portions and sections of Chapter 15 of the California Building Code and Chapter 9 of the California Residential Code are hereby amended to read as follows:

- A. Section 1505.1.2 and R902.1.2 are hereby amended to read as follows:

**Roof coverings within all other areas.** All new structures, and every existing structure within the City shall have at least a Class B fire retardant roof covering unless otherwise specified in Section 1505.1.1 of the California Building Code/Section 902.1.1 of the California Residential Code.

This section is applicable when twenty-five (25) percent or more of the total roof area is reroofed within any twelve (12) month period.

The installer of the roof covering shall provide certification of the roof covering classification to the building owner, and, when requested, to the inspection authority having jurisdiction.

- B. Table 1505.1 is hereby amended, in its entirety, to read as follows:

**TABLE 1505.1  
MINIMUM ROOF COVERING CLASSIFICATIONS  
TYPES OF CONSTRUCTION**

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

**15.04.050 Appendix J Amended – Grading.**

Appendix Chapter J, portions and sections are hereby amended as follows:

- Whenever the use of the title "Building Official" is referenced as the administrative authority in Appendix J, it shall be replaced with the title "City Engineer".



#### **15.04.055 Violations.**

It is unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, or maintain any building or permit the same to be done in violation of this chapter. No person, whether as principal, agent, employee, or otherwise, shall violate, cause the violation of, or otherwise fail to comply with any of the requirements of this chapter. Unless a different penalty is prescribed for violating a specific provision of this chapter, every act prohibited or declared unlawful, and every failure to perform an act made mandatory, shall be a misdemeanor or an infraction, at the discretion of the city attorney or the district attorney. In addition to the penalties provided in this chapter, any condition caused or permitted to exist in violation of any of the provision of this chapter is hereby declared a public nuisance and may be abated by any procedures authorized by law. The expense of such abatement proceedings may, by resolution of the City Council, be declared to be a lien against the property on which such nuisance is maintained, and such lien shall be made the personal obligation of the property owner, unless the City chooses another design method recovering abatement cost permitted by law.

#### **15.04.060 Penalties.**

- A. Misdemeanor Penalty. Every violation of this chapter which is prosecuted as a misdemeanor shall be punishable by a fine of not more than one-thousand dollars (\$1,000), or by imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment.
- B. Infraction Penalty. Every violation of this chapter which is prosecuted as an infraction shall be punishable by a fine not exceeding one hundred dollars (\$100.00) for the first offense, a fine not exceeding two hundred dollars (\$200.00) for the second offense of the same provisions within one (1) year, and a fine not exceeding five hundred dollars (\$500.00) for each additional offense of the same provision within one (1) year.

As used in this section, the term "year" means any consecutive twelve-month period.

As used in this section, the term "offense" includes any violation of the chapter which is cited or charged and which does not result in:

1. acquittal;
2. a finding of "not guilty";
3. a dismissal of charges by the City or the court.

#### **15.04.070 Continuing Violations.**

Each person shall be deemed guilty of a separate crime for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person, firm or corporation and shall be punished accordingly.

**SECTION 4.** Chapter 15.07 of the Claremont Municipal Code is added to read in full as follows:

**“Chapter 15.07**

**Wildland-Urban Interface Code**

**Sections:**

|                  |                              |
|------------------|------------------------------|
| <b>15.07.010</b> | <b>Adoption</b>              |
| <b>15.07.030</b> | <b>Violations</b>            |
| <b>15.07.040</b> | <b>Penalties</b>             |
| <b>15.07.050</b> | <b>Continuing Violations</b> |

**15.07.010 Adoption.**

- A. The California Wildland-Urban Interface Code, 2025 Edition & Appendices, with changes, additions, and deletions set forth in this chapter, are adopted by reference as the Wildland-Urban Interface code of the City.
- B. At least one copy of said Wildland-Urban Interface Code has been deposited in the office of the Building Official and shall at all times be maintained by the Building Official for use and examination by the public.

**15.07.030 Violations.**

No person, whether as principal, agent, employee, or otherwise, shall violate, cause the violation of, or otherwise fail to comply with any of the requirements of this chapter. Unless a different penalty is prescribed for violating a specific provision of this chapter, every act prohibited or declared unlawful, and every failure to perform an act made mandatory, shall be a misdemeanor or an infraction, at the discretion of the city attorney or the district attorney. In addition to the penalties provided in this chapter, any condition caused or permitted to exist in violation of any of the provisions of this chapter is hereby declared a public nuisance, and may be abated by any procedures authorized by law. The expense of such abatement proceedings may, by resolution of the City Council, be declared to be a lien against the property on which such nuisance is maintained, and such lien shall be made the personal obligation of the property owner, unless the City chooses another design method of recovering abatement.

**15.07.040 Penalties.**

- A. Misdemeanor Penalty. Every violation of this chapter which is prosecuted as a misdemeanor shall be punishable by a fine of not more than one thousand dollars (\$1,000), or by imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment.
- B. Infraction Penalty. Every violation of this chapter which is prosecuted as an infraction shall be punishable by a fine not exceeding one hundred dollars (\$100.00) for the first

offense, a fine not exceeding two hundred dollars (\$200.00) for the second offense of the same provision within one (1) year, and a fine not exceeding five hundred dollars (\$500.00) for each additional offense of the same provision within one (1) year.

As used in this section, the term "year" means any consecutive twelve-month period.

As used in this section, the term "offense" includes any violation of the chapter which is cited or charged and which does not result in:

1. acquittal;
2. a finding of "not guilty";
3. a dismissal of charges by the City or the court.

#### **15.07.050 Continuing Violations.**

Each person shall be deemed guilty of a separate crime for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person, firm or corporation and shall be punishable accordingly."

**SECTION 5.** Chapter 15.08 of the Claremont Municipal Code is amended and restated in its entirety to read as follows:

#### **15.08 of the Claremont Municipal Code is hereby amended as set forth below (additions underlined; deletions struck):**

##### **Chapter 15.08**

##### **Electrical Code**

##### **Sections:**

|                  |                              |
|------------------|------------------------------|
| <b>15.08.010</b> | <b>Adoption</b>              |
| <b>15.08.020</b> | <b>Fees</b>                  |
| <b>15.08.040</b> | <b>Violations</b>            |
| <b>15.08.050</b> | <b>Penalties</b>             |
| <b>15.08.060</b> | <b>Continuing Violations</b> |

##### **15.08.010 Adoption.**

- A. The California Electrical Code, 2025 Edition, which incorporates and amends the National Electrical Code, 2023 Edition, published by the National Fire Protection Association, including Article 89, with changes, additions, and deletions set forth in this chapter, are adopted by reference as the electrical code of the City.

- B. At least one copy of said electrical code has been deposited in the office of the Building Official and shall at all times be maintained by the Building Official for use and examination by the public.

#### **15.08.020 Fees.**

Article 89 of the California Electric Code is hereby amended to read as follows:

- Section 89.108.4.2 is hereby amended to read as follows:

#### **89.108.4.2 Fees.**

The fee for each electrical permit shall be as established by resolution of the City Council, and at the time of issuance shall be paid to the Building Official.

#### **15.08.040 Violations.**

It is unlawful for any person, firm or corporation to erect, construct, enlarge, equip, use, or maintain any electrical system or equipment or cause or permit the same to be done in violation of this chapter.

No person, whether as principal, agent, employee, or otherwise, shall violate, cause the violation of, or otherwise fail to comply with any of the requirements of this chapter. Unless a different penalty is prescribed for violating a specific provision of this chapter, every act prohibited or declared unlawful, and every failure to perform an act made mandatory, shall be a misdemeanor or an infraction, at the discretion of the city attorney or the district attorney. In addition to the penalties provided in this chapter, any condition caused or permitted to exist in violation of any of the provisions of this chapter is hereby declared a public nuisance, and may be abated by any procedures authorized by law. The expense of such abatement proceedings may, by resolution of the City Council, be declared to be a lien against the property on which such nuisance is maintained, and such lien shall be made the personal obligation of the property owner, unless the City chooses another design method of recovering abatement cost permitted by law.

#### **15.08.050 Penalties.**

- A. Misdemeanor Penalty. Every violation of this chapter which is prosecuted as a misdemeanor shall be punishable by a fine of not more than one-thousand dollars (\$1,000), or by imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment.
- B. Infraction Penalty. Every violation of this chapter which is prosecuted as an infraction shall be punishable by a fine not exceeding one hundred dollars (\$100.00) for the first offense, a fine not exceeding two hundred dollars (\$200.00) for the second offense of the same provision within one (1) year, and a fine not exceeding five hundred dollars (\$500.00) for each additional offense of the same provision within one (1) year.

As used in this section, the term "year" means any consecutive twelve-month period.

As used in this section, the term "offense" includes any violation of the chapter which is cited or charged and which does not result in:

1. acquittal;
2. a finding of "not guilty";
3. a dismissal of charges by the City or the court.

#### **15.08.060 Continuing Violations.**

Each person shall be deemed guilty of a separate crime for each and every day during any portion of which any violation of any provision of this chapter is committed, continued, or permitted by such person, firm, or corporation and shall be punishable accordingly.

**SECTION 6.** Chapter 15.12 of the Claremont Municipal Code is amended and restated in its entirety to read as follows:

### **Chapter 15.12**

#### **Mechanical Code**

##### **Sections:**

|                  |                              |
|------------------|------------------------------|
| <b>15.12.010</b> | <b>Adoption</b>              |
| <b>15.12.030</b> | <b>Violations</b>            |
| <b>15.12.040</b> | <b>Penalties</b>             |
| <b>15.12.050</b> | <b>Continuing Violations</b> |

#### **15.12.010 Adoption.**

- A. The California Mechanical Code, 2025 Edition and Appendices, which incorporates and amends the Uniform Mechanical Code, 2024 Edition, published by the International Association of Plumbing and Mechanical Officials, including Chapter 1, with changes, additions, and deletions set forth in this chapter, are adopted by reference as the mechanical code of the City.
- B. At least one copy of said mechanical code has been deposited in the office of the Building Official and shall at all times be maintained by the Building Official for use and examination by the public.

#### **15.12.030 Violations.**

It is unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, or maintain any mechanical

system or equipment or cause or permit the same to be done in violation of this chapter. No person, whether as principal, agent, employee, or otherwise, shall violate, cause the violation of, or otherwise fail to comply with any of the requirements of this chapter. Unless a different penalty is prescribed for violating a specific provision of this chapter, every act prohibited or declared unlawful, and every failure to perform an act made mandatory, shall be a misdemeanor or an infraction, at the discretion of the city attorney or the district attorney. In addition to the penalties provided in this chapter, any condition caused or permitted to exist in violation of any of the provisions of this chapter is hereby declared a public nuisance, and may be abated by any procedures authorized by law. The expenses of such abatement proceedings may, by resolution of the City Council, be declared to be a lien against the property on which such nuisance is maintained, and such lien shall be made the personal obligation of the property owner, unless the City chooses another design method of recovering abatement cost permitted by law.

#### **15.12.040 Penalties.**

- A. Misdemeanor Penalty. Every violation of this chapter which is prosecuted as a misdemeanor shall be punishable by a fine of not more than one thousand dollars (\$1,000), or by imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment.
- B. Infraction Penalty. Every violation of this chapter which is prosecuted as an infraction shall be punishable by a fine not exceeding one hundred dollars (\$100.00) for the first offense, a fine not exceeding two hundred dollars (\$200.00) for the second offense of the same provisions within one (1) year, and a fine not exceeding five hundred dollars (\$500.00) for each additional offense of the same provision within one (1) year.

As used in this section, the term "year" means any consecutive twelve-month period.

As used in this section, the term "offense" includes any violation of the chapter that is cited or charged and which does not result in:

- 1. acquittal;
- 2. a finding of "not guilty"
- 3. a dismissal of charges by the City or the court.

#### **15.12.050 Continuing Violations.**

Each person shall be deemed guilty of a separate crime for each and every day during any portion of which any violations of any provision of this chapter is committed, continued or permitted by such person, firm, or corporation and shall be punishable accordingly.

**SECTION 7.** Chapter 15.16 of the Claremont Municipal Code is amended and restated in its entirety to read as follows:

## **“Chapter 15.16**

### **Plumbing Code**

#### **Sections:**

|                  |                              |
|------------------|------------------------------|
| <b>15.16.010</b> | <b>Adoption</b>              |
| <b>15.16.030</b> | <b>Violations</b>            |
| <b>15.16.040</b> | <b>Penalties</b>             |
| <b>15.16.050</b> | <b>Continuing Violations</b> |

#### **15.16.010 Adoption.**

- A. The California Plumbing Code, 2025 Edition & Appendices, which incorporates and amends the Uniform Plumbing Code, 2024 Edition, published by the International Association of Plumbing and Mechanical Officials, including Chapter 1, with changes, additions, and deletions set forth in this chapter, are adopted by reference as the plumbing code of the City.
- B. At least one copy of said plumbing code has been deposited in the office of the Building Official and shall at all times be maintained by the Building Official for use and examination by the public.

#### **15.16.030 Violations.**

It is unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, convert, demolish, equip, use, or maintain any mechanical system or equipment or cause or permit the same to be done in violation of this chapter. No person, whether as principal, agent, employee, or otherwise, shall violate, cause the violation of, or otherwise fail to comply with any of the requirements of this chapter. Unless a different penalty is prescribed for violating a specific provision of this chapter, every act prohibited or declared unlawful, and every failure to perform an act made mandatory, shall be a misdemeanor or an infraction, at the discretion of the city attorney or the district attorney. In addition to the penalties provided in this chapter, any condition caused or permitted to exist in violation of any of the provisions of this chapter is hereby declared a public nuisance, and may be abated by any procedures authorized by law. The expense of such abatement proceedings may, by resolution of the City Council, be declared to be a lien against the property on which such nuisance is maintained, and such lien shall be made the personal obligation of the property owner, unless the City chooses another design method of recovering abatement cost permitted by law.

#### **15.16.040 Penalties.**

- A. Misdemeanor Penalty. Every violation of this chapter which is prosecuted as a misdemeanor shall be punishable by a fine of not more than one thousand dollars (\$1,000), or by imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment.

- B. Infraction Penalty. Every violation of this chapter which is prosecuted as an infraction shall be punishable by a fine not exceeding one hundred dollars (\$100.00) for the first offense, a fine not exceeding two hundred dollars (\$200.00) for the second offense of the same provision within one (1) year, and a fine not exceeding five hundred dollars (\$500.00) for each additional offense of the same provision within one (1) year.

As used in this section, the term "year" means any consecutive twelve-month period.

As used in this section, the term "offense" includes any violation of the chapter which is cited or charged and which does not result in:

1. acquittal;
2. a finding of "not guilty";
3. a dismissal of charges by the City or the court.

#### **15.16.050 Continuing Violations.**

Each person shall be deemed guilty of a separate crime for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person, firm or corporation and shall be punishable accordingly."

**SECTION 8.** Chapter 15.20 of the Claremont Municipal Code is hereby amended and restated in its entirety to read as follows:

### **"Chapter 15.20**

#### **Fire Prevention**

##### **Sections:**

- 15.20.010 Adoption of Fire Code for the Consolidated Fire Protection District of Los Angeles County.**
- 15.20.020 Very High Fire Hazard Severity Zone**
- 15.20.030 New materials, processes or occupancies which may require permits.**
- 15.20.040 Permit refusal--Appeal procedure.**
- 15.20.050 Violations.**
- 15.20.060 Penalties.**
- 15.20.070 Continuing violations.**

#### **15.20.010 Adoption of Fire Code for the Consolidated Fire Protection District of Los Angeles County.**

- A. The 2026 Fire Code for the Consolidated Fire Protection District of Los Angeles County (Title 32, Los Angeles County Code) adopted by the Los Angeles County Board of Supervisors, amending the 2025 California Fire Code, incorporating the 2024 International Fire Code published by the International Code Council, with the



changes, additions and deletions set forth in this chapter and amendments set forth are adopted by reference as the fire code of the City.

- B. At least one copy of said fire code will be deposited in the office of the Building Official and shall at all times be maintained by the Building Official for use and examination by the public.

#### **15.20.020 Very High Fire Hazard Severity Zone.**

The Very High Fire Hazard Severity Zone is defined in Appendix M of the Los Angeles County Fire Code Title 32.

#### **15.20.030 New materials, processes or occupancies which may require permits.**

The building official, the fire chief and a fire inspector shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes, or occupancies, which require permits, in addition to those now enumerated in the Fire Code.

#### **15.20.040 Permit Refusal--Appeal Procedure.**

Whenever the fire chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the Fire Code do not apply or that the true intent and meaning of the Fire Code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the chief to the City Council within thirty days of the date of the decision.

#### **15.20.050 Violations.**

No person, whether as principal, agent, employee, or otherwise, shall violate, cause the violation of, or otherwise fail to comply with any of the requirements of this chapter. Unless a different penalty is prescribed for violating a specific provision of this chapter, every act prohibited or declared unlawful, and every failure to perform an act made mandatory, shall be a misdemeanor or an infraction, at the discretion of the city attorney or the district attorney. In addition to the penalties provided in this chapter, any condition caused or permitted to exist in violation of any of the provisions of this chapter is hereby declared a public nuisance, and may be abated by any procedures authorized by law. The expense of such abatement proceedings may, by resolution of the City Council, be declared to be a lien against the property on which such nuisance is maintained, and such lien shall be made the personal obligation of the property owner, unless the City chooses another design method of recovering abatement.

#### **15.20.060 Penalties.**

- A. Misdemeanor Penalty. Every violation of this chapter which is prosecuted as a misdemeanor shall be punishable by a fine of not more than one thousand dollars (\$1,000), or by imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment.

B. Infraction Penalty. Every violation of this chapter which is prosecuted as an infraction shall be punishable by a fine not exceeding one hundred dollars (\$100.00) for the first offense, a fine not exceeding two hundred dollars (\$200.00) for the second offense of the same provision within one (1) year, and a fine not exceeding five hundred dollars (\$500.00) for each additional offense of the same provision within one (1) year.

As used in this section, the term "year" means any consecutive twelve-month period.

As used in this section, the term "offense" includes any violation of the chapter which is cited or charged and which does not result in:

1. acquittal;
2. a finding of "not guilty";
3. a dismissal of charges by the City or the court.

#### **15.20.070 Continuing Violations.**

Each person shall be deemed guilty of a separate crime for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person, firm or corporation and shall be punishable accordingly."

**SECTION 9.** Chapter 15.18 of the Claremont Municipal Code is amended and restated in its entirety to read as follows:

### **"Chapter 15.18**

#### **Energy Code**

##### **Sections:**

|                  |                              |
|------------------|------------------------------|
| <b>15.18.010</b> | <b>Adoption</b>              |
| <b>15.18.030</b> | <b>Violations</b>            |
| <b>15.18.040</b> | <b>Penalties</b>             |
| <b>15.18.050</b> | <b>Continuing Violations</b> |

#### **15.18.010 Adoption.**

- A. The California Energy Code, 2025 Edition & Appendices, with changes, additions, and deletions set forth in this chapter, are adopted by reference as the energy code of the City.
- B. At least one copy of said energy code has been deposited in the office of the Building Official and shall at all times be maintained by the Building Official for use and examination by the public.

### **15.18.030 Violations.**

No person, whether as principal, agent, employee, or otherwise, shall violate, cause the violation of, or otherwise fail to comply with any of the requirements of this chapter. Unless a different penalty is prescribed for violating a specific provision of this chapter, every act prohibited or declared unlawful, and every failure to perform an act made mandatory, shall be a misdemeanor or an infraction, at the discretion of the city attorney or the district attorney. In addition to the penalties provided in this chapter, any condition caused or permitted to exist in violation of any of the provisions of this chapter is hereby declared a public nuisance, and may be abated by any procedures authorized by law. The expense of such abatement proceedings may, by resolution of the City Council, be declared to be a lien against the property on which such nuisance is maintained, and such lien shall be made the personal obligation of the property owner, unless the City chooses another design method of recovering abatement.

### **15.18.040 Penalties.**

- A. Misdemeanor Penalty. Every violation of this chapter which is prosecuted as a misdemeanor shall be punishable by a fine of not more than one thousand dollars (\$1,000), or by imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment.
- B. Infraction Penalty. Every violation of this chapter which is prosecuted as an infraction shall be punishable by a fine not exceeding one hundred dollars (\$100.00) for the first offense, a fine not exceeding two hundred dollars (\$200.00) for the second offense of the same provision within one (1) year, and a fine not exceeding five hundred dollars (\$500.00) for each additional offense of the same provision within one (1) year.

As used in this section, the term "year" means any consecutive twelve-month period.

As used in this section, the term "offense" includes any violation of the chapter which is cited or charged and which does not result in:

1. acquittal;
2. a finding of "not guilty";
3. a dismissal of charges by the City or the court.

### **15.18.050 Continuing Violations.**

Each person shall be deemed guilty of a separate crime for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person, firm or corporation and shall be punishable accordingly."

**SECTION 10.**Chapter 15.22 of the Claremont Municipal Code is amended to read in full as follows:

## **“Chapter 15.22**

### **Green Building Standards Code**

#### **Sections:**

|                  |                              |
|------------------|------------------------------|
| <b>15.22.010</b> | <b>Adoption</b>              |
| <b>15.22.030</b> | <b>Violations</b>            |
| <b>15.22.040</b> | <b>Penalties</b>             |
| <b>15.22.050</b> | <b>Continuing Violations</b> |

#### **15.22.010 Adoption.**

- A. The California Green Building Standards Code, 2025 Edition & Appendices, with changes, additions, and deletions set forth in this chapter, are adopted by reference as the green building standards code of the City.
- B. At least one copy of said green building standards code has been deposited in the office of the Building Official and shall at all times be maintained by the Building Official for use and examination by the public.

#### **15.22.030 Violations.**

No person, whether as principal, agent, employee, or otherwise, shall violate, cause the violation of, or otherwise fail to comply with any of the requirements of this chapter. Unless a different penalty is prescribed for violating a specific provision of this chapter, every act prohibited or declared unlawful, and every failure to perform an act made mandatory, shall be a misdemeanor or an infraction, at the discretion of the city attorney or the district attorney. In addition to the penalties provided in this chapter, any condition caused or permitted to exist in violation of any of the provisions of this chapter is hereby declared a public nuisance, and may be abated by any procedures authorized by law. The expense of such abatement proceedings may, by resolution of the City Council, be declared to be a lien against the property on which such nuisance is maintained, and such lien shall be made the personal obligation of the property owner, unless the City chooses another design method of recovering abatement.

#### **15.22.040 Penalties.**

- A. Misdemeanor Penalty. Every violation of this chapter which is prosecuted as a misdemeanor shall be punishable by a fine of not more than one thousand dollars (\$1,000), or by imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment.
- B. Infraction Penalty. Every violation of this chapter which is prosecuted as an infraction shall be punishable by a fine not exceeding one hundred dollars (\$100.00) for the first offense, a fine not exceeding two hundred dollars (\$200.00) for the second offense of

the same provision within one (1) year, and a fine not exceeding five hundred dollars (\$500.00) for each additional offense of the same provision within one (1) year.

As used in this section, the term "year" means any consecutive twelve-month period.

As used in this section, the term "offense" includes any violation of the chapter which is cited or charged and which does not result in:

1. acquittal;
2. a finding of "not guilty";
3. a dismissal of charges by the City or the court.

#### **15.22.050 Continuing Violations.**

Each person shall be deemed guilty of a separate crime for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person, firm or corporation and shall be punishable accordingly."

**SECTION 11.**Chapter 15.23 of the Claremont Municipal Code is added to read in full as follows:

### **"Chapter 15.23**

#### **Property Maintenance Code**

##### **Sections:**

|                  |                              |
|------------------|------------------------------|
| <b>15.23.010</b> | <b>Adoption</b>              |
| <b>15.23.030</b> | <b>Violations</b>            |
| <b>15.23.040</b> | <b>Penalties</b>             |
| <b>15.23.050</b> | <b>Continuing Violations</b> |

#### **15.23.010 Adoption.**

- A. The International Property Maintenance Code, 2024 Edition & Appendices, with changes, additions, and deletions set forth in this chapter, are adopted by reference as the Property Maintenance Code of the City.
- B. At least one copy of said green building standards code has been deposited in the office of the Building Official and shall at all times be maintained by the Building Official for use and examination by the public.

#### **15.23.030 Violations.**

No person, whether as principal, agent, employee, or otherwise, shall violate, cause the violation of, or otherwise fail to comply with any of the requirements of this chapter. Unless a different penalty is prescribed for violating a specific provision of this chapter,

every act prohibited or declared unlawful, and every failure to perform an act made mandatory, shall be a misdemeanor or an infraction, at the discretion of the city attorney or the district attorney. In addition to the penalties provided in this chapter, any condition caused or permitted to exist in violation of any of the provisions of this chapter is hereby declared a public nuisance, and may be abated by any procedures authorized by law. The expense of such abatement proceedings may, by resolution of the City Council, be declared to be a lien against the property on which such nuisance is maintained, and such lien shall be made the personal obligation of the property owner, unless the City chooses another design method of recovering abatement.

#### **15.23.040 Penalties.**

- A. Misdemeanor Penalty. Every violation of this chapter which is prosecuted as a misdemeanor shall be punishable by a fine of not more than one thousand dollars (\$1,000), or by imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment.
- B. Infraction Penalty. Every violation of this chapter which is prosecuted as an infraction shall be punishable by a fine not exceeding one hundred dollars (\$100.00) for the first offense, a fine not exceeding two hundred dollars (\$200.00) for the second offense of the same provision within one (1) year, and a fine not exceeding five hundred dollars (\$500.00) for each additional offense of the same provision within one (1) year.

As used in this section, the term "year" means any consecutive twelve-month period.

As used in this section, the term "offense" includes any violation of the chapter which is cited or charged and which does not result in:

1. acquittal;
2. a finding of "not guilty";
3. a dismissal of charges by the City or the court.

#### **15.23.050 Continuing Violations.**

Each person shall be deemed guilty of a separate crime for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person, firm or corporation and shall be punishable accordingly."

**SECTION 12.** The Building Official shall transmit a copy of this Ordinance to the California Building Standards Commission, pursuant to Health and Safety Code Section 17958.7.

**SECTION 13.** All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or of the codes adopted by this Ordinance and any other ordinance in conflict herewith are hereby repealed.

**SECTION 14. CEQA.** The City Council hereby finds and determines that this ordinance is not subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3). It can be seen with certainty that there is no possibility that this ordinance may have a significant adverse effect on the environment, since it adopts updated building and safety standards, which the City had previously adopted in substantial form. Staff is directed to file a Notice of Exemption with the Los Angeles County Clerk's Office within five (5) working days of the approval of this ordinance.

**SECTION 15. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional.

**SECTION 16. Certification/Summary.** The Mayor shall sign this ordinance and the City Clerk shall certify to the passage and adoption of it. The City Clerk shall cause a summary of this Ordinance to be published as provided by California Government Code § 36933 (c)(1); a summary of this Ordinance shall be published in the Claremont Courier, a semi-weekly newspaper of general circulation, printed, published, and circulated in the City of Claremont and a certified copy of the full text of this Ordinance shall be posted in the Office of the City Clerk at least five (5) days prior to the City Council meeting at which this Ordinance is to be adopted. Within fifteen (15) days after the adoption of the Ordinance, the City Clerk shall post in her office a full copy of this ordinance and cause a summary of this ordinance, together with the names of those voting for or against, to be published in the Claremont Courier.

**SECTION 17. Effective Date.** This Ordinance shall take effect upon the later of thirty (30) days following its adoption by the City Council or January 1, 2026.

**PASSED, APPROVED, AND ADOPTED** this 25<sup>th</sup> day of November, 2025.

\_\_\_\_\_  
Mayor, City of Claremont

ATTEST:

\_\_\_\_\_  
City Clerk, City of Claremont

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney, City of Claremont