

ORDINANCE NO. 3421

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORONA AMENDING CHAPTERS 15.02, 15.04, 15.05, 15.07, 15.08, 15.09, 15.10, 15.11, 15.12, 15.20, 15.28, AND ADDING CHAPTER 15.25 TO TITLE 15 OF THE CORONA MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24); INCLUDING THE 2025 CALIFORNIA BUILDING CODE; THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2025 CALIFORNIA RESIDENTIAL CODE; THE 2025 CALIFORNIA ENERGY CODE; THE 2025 CALIFORNIA HISTORICAL BUILDING CODE; THE 2025 CALIFORNIA EXISTING BUILDING CODE; THE 2025 CALIFORNIA MECHANICAL CODE; THE 2025 CALIFORNIA FIRE CODE WITH ERRATA; THE 2025 CALIFORNIA PLUMBING CODE; THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE; AND THE 2025 CALIFORNIA ELECTRICAL CODE; TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO.

WHEREAS, Government Code Section 50022, et seq. and California Health & Safety Code Section 17922 empower the City of Corona ("City") to adopt by reference the California Building Standards Code as provided in Title 24 of the California Code of Regulations; and

WHEREAS, in December of 2022 the City Council of the City of Corona adopted the 2022 California Building Standards Code with certain local amendments; and

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

WHEREAS, California Health & Safety Code, Sections 17958.5 and 18941.5 authorize cities and counties to modify the California Building Standards Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological or topographical conditions; and

EXHIBIT 1

WHEREAS, the City Council of the City of Corona ("City Council") finds that these local climatic, geological or topographical conditions include, but are not limited to, the following:

1. The City is subject to relatively low amounts of precipitation, very low humidity levels and extremely high temperatures. These climatic conditions are conducive to the spread of drought conditions and fires. For example, during July, August and September, temperatures often exceed 100 degrees Fahrenheit. During the same months, humidity is usually less than 40% and measurements of less than 10% are not uncommon. These recordings have been documented by the Riverside County Flood Control District and the National Climatic Data Center.

2. The City is subject to extremely strong winds, commonly referred to as "Santa Ana Winds," which can reach speeds of up to 95 miles per hour. In addition, the convergence of the marine shore air flow and the desert air flow create steady winds on a daily basis. Finally, the City is bordered on the south by steep, rugged, brush-covered mountains and parts of the City contain hilly terrain and mounds, which either contribute to or create gusty wind conditions by causing a natural funneling effect and increasing wind speeds over the City.

3. The City is also subject to moderately strong shaking and surface ruptures from seismic activity in the area. The geologic and seismic setting of the City is dominated by the Chino and Elsinore earthquake faults along the southwest portion of the City and a diversity of bedrock and alluvial soils that may significantly affect the intensity of earthquake shaking. The Elsinore fault is located a short distance southwest of the City, while the Chino fault, which is subparallel to the Elsinore fault, is located just inside the City's southwestern boundary. Of the two faults, the Chino fault has the greater potential for surface rupture leading to structural damage of structures in the City. Moreover, the thin alluvial soils found in parts of the City contribute to a moderately high potential for liquefaction in certain areas.

WHEREAS, the aforementioned geologic and climatic conditions have also contributed to the loss or damage of thousands of homes and commercial properties in California over the last several decades. The top 20 fires in the State have consumed over 46,000 structures, and there have been hundreds more fires with thousands more structures destroyed. The 30,305-acre Freeway Complex Fire from November 2008 burned 318 structures, including several in Corona; the 2662-acre Canyon Fire from September 2017 threatened 2715 homes in Corona, before being contained; and the 23,136-acre Holy Fire from August 2018 nearly threatened 2638 homes in Corona; and

WHEREAS, these fires, as well as the Whittier Earthquake of 1987 and Northridge Earthquake of 1994, have resulted in the tragic loss of lives along with enormous property losses; and

WHEREAS, based upon the recommendations of the Building Official and Fire Chief, the City Council finds that the proposed amendments to the 2025 California Building Standards Code ("amendments") are more restrictive than the standards adopted by the Commission, would decrease the potential incidence of property damage, injury and death due to

fires and earthquakes, and are reasonable and necessary to mitigate the aforementioned local climatic, geologic or topographical conditions; and

1. The amendments to section 101.4 of Chapter 1 Division II of the 2025 California Building Standards Code, as set forth in Section 2 of this ordinance, ensure that structures and related devices and equipment required by other referenced codes are maintained in a manner that would prevent danger to emergency responders or users thereof arising from conditions related to an emergency incident caused by high winds, fires, or seismic activity.

2. The amendments to Sections 105.1 of Chapter 1 Division II of the 2025 California Building Code, as set forth in Section 2 of this Ordinance, ensure that structures such as fences, retaining walls and signs, that may become potentially dangerous structures in an earthquake or high winds, are constructed in accordance with applicable codes, ordinances and standards; and

3. The amendment to Section 105.6 of Chapter 1 Division II of the 2025 California Building Code, as set forth in Section 2 of this Ordinance, preserves public health, safety and welfare by limiting construction noise and mitigating the effects of having portions of the City's residential areas constructed on hilly terrain. Many times it is not possible to construct noise barriers between noise sources and noise receptors in hilly areas. Under such circumstances, the "line of sight" between the noise source and the receiver cannot be adequately impeded by other structures such as fences and walls because such structures cannot be constructed on certain lots due to the grade differential between lots; and

4. The addition of Section 105.8 to Chapter 1 Division II of the 2025 California Building Code, as set forth in Section 2 of this Ordinance, is needed to assure that each permit is applicable to the location and conditions for which it was originally obtained; and

5. The amendments to Section 110.3.3.1 and 110.3.6.1 of the 2025 California Building Code, as set forth in Section 3 of this Ordinance, adding additional required inspections, including a sub-frame inspection, a roof sheathing and shear inspection and a plaster inspection assure that all construction and use of buildings conforms to the requirements of the California Building Standards Code in so that maximum protection from the wind, fire and earthquake conditions is provided; and

6. The addition of Section 3109.1.1 to the 2025 California Building Code, as set forth in Section 3 of this Ordinance, is required to ensure pool safety and decrease the likelihood of injuries and death due to unauthorized use of pools and the greater use of outdoor swimming pools due to climatic conditions; and

7. The addition of Section 1505.1.3 to the 2025 California Building Code as set forth in Section 3 of this Ordinance and the additions of section R902.1.3 to the 2025 Residential Code as set forth in Section 5 of this Ordinance requires Class "A" roofing which is effective against severe fire exposure, is not readily flammable, affords a fairly high degree of fire protection to roof decks, does not slip from position, and poses no flying-brand hazard, and is

therefore more fire resistant than other classes of roofing not possessing these characteristics that are adopted for use by the Commission; and

8. The amendments to the 2025 California Fire Code, as set forth in Section 10 of this Ordinance, including the amendments adding definitions to Section 202; the amendment to Section 112.4.2 imposing additional costs against persons responsible for violations of the code; the amendments to Sections 304.1.2, 305.6, 307.6, 307.7, 308.1.6.3, 324, 325, 326, 327, 503.2.1, 503.2.4, 503.7, 505.1, 507.5.1, 507.5.5, 507.5.7, 4907.3, 4911 imposing additional requirements for maintenance, clearance and management of vegetation and fuel modification areas, outdoor fires, premises identification, fire access roads, turning radii, clearance around hydrants and other fire apparatus; and amendments to the 2025 California Building Code, as set forth in Section 3 of this Ordinance; and the amendments to the 2025 California Wildland-Urban Interface Code, as set forth in Section 12 of this Ordinance, are needed to minimize the risk of fire which is increased by the climatic, geological and dry brush conditions in the City of Corona, described above in this Ordinance, and to mitigate the spread of fire especially during high wind conditions described above in this Ordinance; and

9. The addition of Section 710 to the 2025 California Fire Code, requiring one-hour fire construction for all eaves, as set forth in Section 10 of this Ordinance, is reasonably necessary to mitigate the potential for the spread of fires from flying brands, ashes and sparks during high wind conditions and mitigate potential property damage, injury and death; and

10. The amendment to Section 314.3 of the 2025 California Plumbing Code, as set forth in Section 11 of this Ordinance, prohibiting unattended excavations without appropriate barricades is needed to assure that excavations for sewer or sewage disposal facilities do not create a hazard for persons, especially during periods of wind, rain or surface movements caused by earthquakes; and

WHEREAS, the Fire Marshal and Building Official have also recommended that changes and modifications be made to the California Building Standards Code, which are necessary for administrative clarification and to establish administrative standards for the effective enforcement of the building standards of the City of Corona, or are reasonably necessary to safeguard life and property within the City and do not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5, which amendments consist of:

1. Amendments to Chapter 1 Division II, Sections 501.2, 904.3.5, Chapter 35 and Appendix H of the 2025 California Building Code; and

2. Amendments to Sections 103.2, 104.2, 105.5, 112.4, 112.4.2, 202, 324, 507.5.1, 507.5.5, 510.1, 510.4.1.3, 903.3.5.3, 904.3.5, 1201.1.1, 4907.3, 5001.5.2, 5608.2, Chapter 80, and Appendix B and Appendix C of the 2022 California Fire Code; and

WHEREAS, the City Council finds that the local amendments to the 2025 California Building Standards Code, codified in Title 24 of the California Code of Regulations (“Code”) described herein are supported by the local climatic, geologic and/or topographic

conditions described herein, and further finds 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 Corona; and

WHEREAS, Assembly Bill 130 (2025) (“AB 130”), among other things, amended Health and Safety Code Section 17958 to prohibit, between October 1, 2025, and June 1, 2031, modifications to the provisions of the California Building Standards Code affecting residential units unless certain conditions exist, including: (a) the modifications are substantially equivalent to modifications made prior to September 30, 2025; (b) the modifications are related to home hardening; or (c) the modifications are related to administrative practices that result in the establishment, alteration, or removal of local programs related to enforcement of building code violations or complaints alleging building code violations; and

WHEREAS, as set forth in Informational Bulletin 25-03 issued on September 22, 2025, the Commission has concluded that modifications to the California Building Standards Code are substantially equivalent to modifications made prior to September 30, 2025 if it is a local amendment applicable to residential units that is being carried forward from a previously filed ordinance (i.e., an ordinance amending the 2022 California Building Standards Code) with no material change in regulatory effect to the existing standards; and

WHEREAS, the Commission also concluded as part of Informational Bulletin 25-03 that the term “home hardening” means local amendments to the California Wildland-Urban Interface Code (Part 7 of Title 24); and

WHEREAS, the local amendments to the 2025 California Building Standards Code that are incorporated into this Ordinance are either substantially equivalent to existing regulations adopted by the City as part of the 2022 California Building Standards Code, which were in effect as of September 30, 2025, or the changes relate to home hardening and are adopted in connection with the California Wildland-Urban Interface Code, or are related to administrative practices that result in the establishment, alteration, or removal of local programs related to enforcement of building code violations or complaints alleging building code violations; and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby adopts the recitals contained in this ordinance as findings to support the modifications to the 2025 California Building Standards Code made herein.

SECTION 2. Chapter 15.02 of the Corona Municipal Code is hereby amended to read as follows:

**"CHAPTER 15.02
ADMINISTRATIVE PROVISIONS FOR TITLE 15**

Sections:

15.02.010	Title.
15.02.020	Code adoption.
15.02.030	Amendments – Generally.
15.02.040	Amendment – Section 101.1 – Title.
15.02.050	Amendment – Section 101.4 – Referenced codes.
15.02.055	Amendment – Section 103.1 – Creation of enforcement agency.
15.02.060	Amendment – Section 104.2.3.2 – Application and disposition.
15.02.070	Addition – Section 105.1. – Permits required.
15.02.080	[Reserved]
15.02.090	Amendment – Section 105.2 – Exempt work.
15.02.100	Amendment – Section 105.3.2 – Time limitation of application.
15.02.110	Amendment – Section 105.5 –Expiration.
15.02.120	Amendment – Section 105.6 – Suspension or Revocation.
15.02.130	Amendment – Section 105.7 – Placement of permit.
15.02.140	Addition – Section 105.8 – Transferability.
15.02.150	Amendment – Section 109.4 – Work commencing before permit issuance.
15.02.160	Amendment – Section 109.6 – Refunds.
15.02.170	Addition – Section 110.3.3.1 and 110.3.6.1 - Inspections.
15.02.180	Addition – Section 110.7 – Reinspection.
15.02.185	Amendment – Section 111.1 – Change of occupancy.
15.02.190	Amendment – Section 111.2 – Certificate issued.
15.02.195	Amendment – Section 113 – Board of appeals.
15.02.200	Violation – Penalty.

15.02.010 Title.

This chapter shall be cited as the Administrative Provisions to Title 15 of the Corona Municipal Code and shall apply to all of the referenced and adopted codes in Title 15, unless otherwise provided.

15.02.020 Code adoption.

(A) Subject to the particular additions, amendments and deletions set forth in this chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as the 2025 California Building Code, Chapter 1 Division II are hereby adopted.

(B) One certified copy of the 2025 California Building Code Chapter 1 Division II shall be kept on file in the office of the Building Official, and any and all references thereto are adopted as

the Administrative Provisions to the codes adopted in Title 15 of the Corona Municipal Code for the City of Corona, unless otherwise provided, and subject to the changes contained in this chapter.

(C) Each and all of the regulations, provisions, penalties, conditions, and terms thereof are referred to, adopted, and made a part of this chapter as though fully set forth at length.

15.02.030 Amendments – Generally.

Designated sections of the 2025 California Building Code, Chapter 1 Division II are amended to read as set forth in Sections 15.02.040 through 15.02.195.

15.02.040 Amendment – Section 101.1 Title.

Section 101.1 is deleted in its entirety.

15.02.050 Amendment – Section 101.4 - Referenced codes.

The first paragraph of Section 101.4 is amended to read as follows:

“101.4 Referenced codes. The other codes listed in section 101.4.1 through 101.4.12 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference as adopted and amended by Title 15 of the Corona Municipal Code. Structures, appurtenances, systems, devices, equipment, features, and facilities that are existing as of the date this section is adopted shall be maintained in accordance with the applicable codes and standards that were in effect at the time of permit application, or at the time of the initial construction, installation, or use if no permit was required. Alterations and repair work to structures, appurtenances, systems, devices, equipment, features, and facilities that are existing as of the date this section is adopted shall comply with the applicable laws, codes, and standards in effect at the time of such alteration or repair.”

Section 101.4.3 is amended to read as follows:

“101.4.3 Plumbing. The provisions of the California Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the California Plumbing Code, Appendix H, shall apply to private sewage disposal systems.”

Section 101.4 is amended by adding subsections 101.4.9, 101.4.10, 101.4.11, 101.4.12, and 101.4.13 to read as follows:

“101.4.9 Residential. The provisions of the California Residential Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of detached one and two family dwellings and townhomes not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

Additionally, the provisions of the California Residential Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of the following so long as an automatic sprinkler system complying with section R309 is installed in the following structures:

1. Live/work units located in townhouses and complying with the requirements of Section 508.5 of the California Building Code.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A day care facility for five or fewer persons of any age receiving care within a dwelling unit.

101.4.10 Historical. The provisions of the California Historical Building Code shall apply to the preservation, restoration, rehabilitation, relocation or reconstruction of buildings or properties designated as qualified historical buildings or properties.

101.4.11 Green Building. The provisions of the California Green Building Standards Code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building.

101.4.12 Housing. The provisions of the California Housing Code shall apply to the use, occupancy, and maintenance of all buildings or portions thereof used, or designated or intended to be used, for human habitation.

101.4.13 Electrical. The provisions of the California Electrical Code shall apply to the installation, alteration, maintenance, and repair of electrical conductors, equipment, and raceways; signaling and communications conductors, equipment, and raceways; and optical fiber cables and raceways for those structures, premises, equipment, and installations as designated in that code.”

15.02.055 Amendment – Section 103.1 - Creation of enforcement agency.

Section 103.1 is amended to read as follows:

“**103.1 Creation of enforcement agency.** The Building and Inspections Division is hereby created and the official in charge thereof shall be known as the Building Official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.”

15.02.060 Amendment – Section 104.2.3.2 - Application and disposition.

Section 104.2.3.2 is amended in its entirety to read as follows:

“104.2.3.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction or equipment must be made in writing on the City of Corona application form and an application fee must be paid at the time of submittal. Applications shall be specific to a project address and approval for a specific project shall not constitute approval for use at any other locations. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons the alternative was not approved.”

15.02.070 Addition – Section 105.1 – Permits required.

Section 105.1 is amended by adding the following subsection 105.1.3 thereto to read as follows:

“105.1.3 Permits Required. No person, firm or corporation shall erect, re-erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or other structure in the city, without obtaining a valid building permit prior to commencement of any work. A Building permit is also required for the following specified items:

1. Retaining walls over two feet in height (measured from the top of the footing) and walls of any height if supporting a surcharge or any superimposed load other than the natural fill of level earth. Retaining walls are required for any unsupported excavation with vertical banks more than two feet high or unsupported excavations of any height if supporting a surcharge or any superimposed load other than the natural fill of level earth.
2. Fence or fences over three feet in height constructed or made of any material including, but not limited to, wood, plastic, metal, chain link, wrought iron, masonry, block, brick or stone)
3. A Building permit is also required for any sign which requires a Planning Division sign permit as specified in Chapter 17.74 of the Corona Municipal Code, except signs painted directly onto an existing building, or sign structure or sign board or the refacing of a previously approved sign canister with Plexiglas, flexible sign face or similar material provided no structural changes are made to the sign structure or canister.
4. Grading requirements and permits shall be as required by Chapter 15.36 of the Corona Municipal Code.”

15.02.080 [Reserved].

15.02.090 Amendment – Section 105.2 – Exempt work.

Section 105.2 is amended in its entirety to read as follows:

“Work Exempt from Permit. Exemptions from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of this code or

any other laws or ordinances of this jurisdiction. A building permit shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet. Notwithstanding the foregoing, these structures shall be subject to the requirements set forth in Chapter 5 of the California Wildland Urban Interface Code adopted pursuant to chapter 15.25 if such structures are located less than 50 feet from applicable buildings.
2. Fences not over three (3) feet high.
3. Oil derricks.
4. Retaining walls that are not over two (2) feet in height measured from the top of the footing to the top of the wall, unless supporting a surcharge or any superimposed load other than the natural fill of level earth or impounding Class I, II, or IIIA liquids.
5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
6. Platforms, walks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pool accessory to a Group R-3 Occupancy that are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. In Group R-3 and U occupancies, window awnings that do not project more than 54 inches from the exterior wall, when supported by an 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. Wood-framed decks accessory to single family dwellings where the deck is no greater than 200 square feet in area, with a walking surface that is not more than 30 inches above grade at any point, is not attached to a dwelling and does not serve as a required path of egress or accessible path of travel. Decks located in a front yard setback shall comply with the requirements in Corona Municipal Code Chapter 17.64.

15. Historic markers no greater than 4 feet in height measured from the adjacent finish grade to the top of the structure placed pursuant to Chapter 17.63 of the Corona Municipal Code.

16. Flag poles having an exposed pole height of not greater than 30 feet.

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.

Gas:

1. Portable heating appliances

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

Mechanical:

1. Portable heating appliance.

2. Portable ventilation equipment.

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 or less of refrigerant and actuated by motors of 1 horsepower or less.

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 new material, such work shall be considered 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. The installation of water-conserving plumbing fixtures as replacements for existing plumbing fixtures shall not, alone, require a permit or inspection from the Building Division. The replacement plumbing fixtures shall comply with Chapters 15.05 and 15.20 of the Corona Municipal Code.

Grading:

1. Grading requirements and permits shall be as required by Chapter 15.36 of the Corona Municipal Code.”

15.02.100 Amendment – Section 105.3.2 – Time limitation of application.

Section 105.3.2 is amended in its entirety to read as follows:

“105.3.2 Plan Check Expiration, Extension and Renewal. An application for a permit/plan check submitted for any proposed work shall be deemed to have been abandoned and the plan check application shall expire 180 days after the date of filing, unless such application has been pursued in good faith or a permit for such work has been issued; except that the building official is authorized to grant one or more extensions of time, for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. Extensions will only be granted prior to the expiration of the permit/plan check application. Extensions will not be approved until all applicable fees have been paid to the City.

Renewal: When a permit/plan check application has expired, plans cannot be resubmitted prior to submitting a new application or renewing the plan check application. Requests to renew an expired plan check application shall be submitted to the Building Official, in writing, shall demonstrate justifiable cause and shall be subject to the approval of the Building Official. If approved by the Building Official the fee for the renewed plan check application shall be one half the amount required for a new plan check for such work, provided no major changes have been made in the original plans and specifications for such work that might constitute a new plan check and provided further that the plan check renewal application is submitted within one year of the date the plan check application, or extended plan check application, as applicable, expired. To

renew a permit/plan check application more than one year after the date the plan check application, or extended plan check application, as applicable, has expired, the applicant shall be required to pay a new full plan check fee.”

15.02.110 Amendment – Section 105.5 –Expiration.

Section 105.5 is amended in its entirety to read as follows:

“Section 105.5 – Permit Expiration, Extension and Renewal. Every permit issued shall become invalid and expire if the work on the site authorized by such permit is not commenced within 12 months after issuance of the permit, or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 months after the time the work is commenced. 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 shall demonstrate justifiable cause for the requested extension. Extensions will only be granted prior to the expiration of the permit. Extensions will not be approved until all applicable fees have been paid to the City of Corona.

Renewal: When a permit has expired, work cannot be recommenced prior to renewing the permit or obtaining a new permit. Requests to renew an expired permit shall be submitted to the Building Official, in writing on the City of Corona application form, shall demonstrate justifiable cause and shall be subject to the approval of the Building Official. If approved by the Building Official the fee for the renewed permit 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 the request to renew the expired permit is submitted within one year of the date the permit, or extended permit, as applicable, has expired. To renew a permit more than one year after the permit has expired, the applicant shall be required to pay a new full permit fee.”

15.02.120 Amendment – Section 105.6 – Suspension or Revocation.

Section 105.6 is amended by adding the following paragraphs to the end of the section to read as follows:

“The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this code if construction noise is generated between the hours of 8:00 p.m. and 7:00 a.m., Monday through Saturday and 6:00 p.m. to 10:00 a.m. on Sundays and Federal Holidays. Construction noise is defined as noise which is disturbing, excessive, or offensive and constitutes a nuisance involving discomfort or annoyance to persons of normal sensitivity residing in the area, which is generated by the use of any tools, machinery or equipment used in connection with construction operations.

The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this code if dust is generated in excess of local, state or federal standards or conditions of project approval.”

15.02.130 Amendment – Section 105.7 – Placement of permit.

Section 105.7 is amended by adding the following to the end of the section to read as follows:

“The required permits and approved plans shall be maintained in good condition and be posted or otherwise made available such as to allow the building official to conveniently make the required entries regarding the inspection of work.”

15.02.140 Addition – Section 105.8 - Transferability.

Section 105 is amended by adding the following subsection 105.8 thereto to read as follows:

“**105.8 Transferability.** No permit issued pursuant to Title 15 of the Corona Municipal Code shall be transferable to any other person or apply to any location other than that stated in the permit.”

15.02.150 Amendment – Section 109.4 – Work commencing before permit issuance.

Section 109.4 is amended by adding the following paragraphs to the end of the section to read as follows:

“Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be determined by the currently adopted fee schedule and shall not be less than the actual costs as determined by the Building Official.”

15.02.160 Amendment – Section 109.6 - Refunds.

Section 109.6 is amended in its entirety to read as follows:

“**109.6 Refunds.** The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than 80 percent of the permit inspection fee paid when no work has been started under a permit issued in accordance with this code.

The Building Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee is paid is withdrawn or canceled before any plan reviewing is started.

The Building Official shall not authorize refunding of any fee paid except on a written request for refund submitted by the original applicant or original permittee not later than 180 days after the date of the fee payment.”

15.02.170 Addition – Sections 110.3.3.1 and 110.3.6.1 - Inspections.

Section 110.3 is amended by adding the following subsections 110.3.3.1 and 110.3.6.1 thereto to read as follows:

“110.3.3.1. Roof Sheathing and Shear Inspection. Roof sheathing and shear inspections shall be performed after roof sheathing and all structural shear panels or walls are in place and secured by nailing or other approved methods.

110.3.6.1. Plaster Inspection. Plaster inspections shall be performed after the application of the scratch coat.”

15.02.180 Addition – Section 110.7 - Reinspection.

Section 110 is amended by adding subsection 110.7 thereto to read as follows:

“110.7 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections previously called for are not made. The amount of the fee shall be the minimum building inspection fee as set forth in the fee schedule adopted by the City Council.

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record permit card is not posted or otherwise available on the work site, the approved plans are not readily available the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from the plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the City Council.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

Chapter 1.14 of the Corona Municipal Code shall also apply to Title 15.”

15.02.185 Amendment – Section 111.1 – Change of occupancy.

The exception to section 111.1 is deleted in its entirety.

15.02.190 Amendment – Section 111.2 – Certificate issued.

Section 111.2 is amended by adding the following sentence at the beginning of the section to read as follows:

“111.2 Certificate issued. A Certificate of Occupancy shall not be issued until all applicable fees have been paid to the City of Corona.”

15.02.192 Amendment - Section 112.3 - Authority to disconnect service utilities.

Section 112.3 is amended in its entirety to read as follows:

“112.3 Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 as follows:

1. In case of emergency where necessary to eliminate an immediate hazard to life or property; or
2. Where such utility connection has been made without the approval required by Section 112.1 or 112.2; or
3. When a structure, building or property is in violation of Section 111; or
4. When the continued use of utilities creates or contributes to the existence of a public nuisance as defined in Corona Municipal Code Chapter 15.56; or
5. When the disconnection of utility service is required by a court ordered action to abate a public nuisance; or
6. When the approved duration for the temporary connection to utilities or temporary occupancy per sections 108, 111 or 112 has expired or been terminated, or the conditions of approval imposed in connection with the approval of such temporary connection or temporary occupancy have been violated.

The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. IF not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.”

15.02.195 Amendment – Section 113 – Board of appeals.

Section 113 is amended in its entirety to read as follows:

**“SECTION 113
APPEALS PROCESS**

113.1 General. Orders, decisions or determinations made by the building official relative to the application and interpretation of this code may be appealed pursuant to the procedures set forth in Chapter 1.09 of the Corona Municipal Code, unless specified otherwise in Division 1 of Chapter 1 of the California Building Code or Chapter 8-1 of the California Historical Building Code, based on the type of building for which the matter is being appealed.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing officer shall have no authority to waive requirements of this code.”

15.02.200 Violation – Penalty.

(A) No person, firm, partnership, association or corporation shall violate any provisions of this chapter and any provisions of the codes, rules or regulations adopted in this Title 15 of the Corona Municipal Code.

(B) Any person, firm, partnership, association or corporation violating any of the provisions adopted in this title by reference, shall be guilty of an infraction, except where otherwise provided in this Title 15. Any person violating a stop work order issued pursuant to the 2025 California Building Code, Chapter 1 Division II Section 115, shall be guilty of a misdemeanor. Any person who continues to occupy or any person who enters a structure which has been posted “unsafe” by the Building Official pursuant to the 2025 California Building Code Section 116 or Corona Municipal Code Chapter 15.56, or any person who enters or occupies a structure which has been posted “Unsafe” or “Restricted Use” pursuant to Corona Municipal Code Chapter 15.54, shall be guilty of a misdemeanor.

(C) Every person, firm, association or corporation violating any of the provisions of this chapter or provisions of the codes, rules or regulations adopted in this chapter by reference is guilty of a separate offense for each day or portion thereof during which the violation continues and shall be punishable thereof as provided in Chapter 15.70 of the Corona Municipal Code.

(D) It is unlawful for any person, firm, partnership, corporation, association or joint venture, either as owner, architect, contractor, artisan or otherwise, to do or to cause or permit to be done any work, as described in the California Building Standards Code as adopted by reference in this Title 15 in such a manner that such work does not conform to all the provisions of this Title 15 and the provisions of said California Building Standards Code, as so adopted by reference.”

SECTION 3. Chapter 15.04 of the Corona Municipal Code is hereby amended in its entirety to read as follows:

**"CHAPTER 15.04
BUILDING CODE**

Sections:

15.04.010	Title.
15.04.020	Code adoption.
15.04.030	Administration – Generally.
15.04.040	Amendments – Generally.
15.04.050	Amendment – Chapter I Division II.
15.04.060	Amendment – Section 502.1 – Address identification.
15.04.070	[Reserved]
15.04.080	[Reserved]
15.04.090	[Reserved]
15.04.100	Amendment-Section 904.3.5- Monitoring.
15.04.110	[Reserved]
15.04.120	Addition – Section 1505- Roof coverings.
15.04.130	[Reserved]
15.04.140	Reserved]
15.04.150	Addition – Section 3109.1.1 - Residential swimming pools.
15.04.155	Amendment- Chapter 35 Referenced Standards-NFPA.
15.04.157	Amendment – Appendix H - Signs
15.04.160	Violation – Penalty.

15.04.010 Title.

This chapter shall be cited as the Building Code of the City of Corona and any reference in the city's municipal code or any chapter thereof to the California Building Code, or other building code, refers and applies to this chapter.

15.04.020 Code adoption.

(A) Subject to the particular additions, amendments and deletions set forth in this chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as 2025 California Building Code, Volumes 1 and 2, California Code of Regulations Title 24, Part 2, including Appendices H and I, and including any supplements, errata, and revisions made thereto, are hereby adopted as the Building Code of the City of Corona.

(1) Chapter 1 Division II as adopted and amended in Chapter 15.02 of the Corona Municipal Code.

(2) Appendices A, B, C, D, E, F, G, J, K, L, M, N, O, P, and Q are not adopted.

(B) Grading requirements and permits shall be as required by Chapter 15.36 of the Corona Municipal Code.

- (C) One certified copy of the 2025 California Building Code shall be kept on file in the office of the Building Official of the City of Corona, and any and all references thereto, are adopted as the Building Code of the City of Corona, subject to the changes contained in this chapter. Each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made a part of this chapter, as though fully set forth at length.

15.04.030 Administration – Generally.

The administrative procedures as adopted in Chapter 15.02 of the Corona Municipal Code shall apply to this chapter.

15.04.040 Amendments – Generally.

Designated sections of the 2025 California Building Code are amended to read as set forth in Sections 15.04.050 through 15.04.157.

15.04.050 Amendment – Chapter I Division II.

Chapter I Division II of the 2025 California Building Code is adopted as amended in Corona Municipal Code Chapter 15.02.

15.04.060 Amendment – Section 502.1 – Address identification.

Section 502.1 is amended by adding the following to the end of the section:

“Address numbers shall be illuminated during all hours of darkness. Number, size, location and means of illumination shall comply with the Corona Fire Department Standard for address and premises identification unless an alternative means or method is approved by the fire code official. Address numbers shall be continuously maintained to comply with this section.”

15.04.070 [Reserved].

15.04.080 [Reserved].

15.04.090 [Reserved].

15.04.100 Amendment – Section - 904.3.5 Monitoring.

Section 904.3.5 is amended in its entirety to read as follows:

“**904.3.5 Monitoring.** Where a building fire alarm or monitoring system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm or monitoring system in accordance with NFPA 72.”

15.04.110 [Reserved].

15.04.120 Addition – Section 1505 – Roof coverings.

Section 1505 is amended by adding the following subsection 1505.1.3 thereto as follows:

“1505.1.3 Class A roof covering requirement. Notwithstanding any other provision of this Building Code and Appendices to the contrary, Class A roof covering, as defined in Chapter 15 of the 2025 California Building Code, shall be applied:

1. To any building hereinafter constructed.
2. To any re-roofing of existing buildings, when fifty percent (50%) or more of the existing roof is replaced or overlaid within a 1-year period.
3. To any room additions where the aggregate area of the new roof exceeds fifty percent (50%) of the aggregate area of the existing roof.”

15.04.130 [Reserved.]

15.04.140 [Reserved.]

15.04.150 Addition – Section 3109.1.1 - Residential swimming pools.

Section 3109.1 is amended by adding the following subsection 3109.1.1 to read as follows:

“3109.1.1 Existing pools. The legal use of a swimming pool existing before the effective date of this chapter may continue, provided that the swimming pool is provided with an adequate barrier, as reasonably determined by the Building Official consistent with this chapter, and provided that the swimming pool, and/or the use thereof, does not create a safety hazard.”

15.04.155 Amendment- Chapter 35 Referenced Standards.

“Chapter 35 – Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2025 Edition, Installation of Sprinkler Systems is hereby amended as follows:

Section 16.12.3.3 is hereby amended to read as follows:

16.12.3.3 Fire Department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½” inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of inlets shall be approved by the fire code official. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler design density requires 500 gpm (including hose stream demand) or greater, or a standpipe system is included, two 2 ½” inlets and one 4” swivel female NST inlet shall be provided. FDC inlets shall be equipped with check valves.

Section 9.4.3 is hereby amended to read as follows:

9.4.3. When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted.

Sprinklers in light hazard occupancies shall be one of the following:

- (1) Quick-response type as defined in Section 3.6.4.8
- (2) Residential sprinklers in accordance with the requirements of Section 8.4.5
- (3) Standard spray sprinklers used for modifications or additions to existing light hazard systems equipped with standard spray sprinklers
- (4) Standard spray sprinklers used where individual standard spray sprinklers are replaced in existing light hazard systems

Section 16.12.5.7 is hereby amended to read as follows:

16.12.5.7 Fire department connections shall be on the street side of buildings and shall be located and arranged so that they are immediately adjacent to the approved fire department access road. Fire department connections shall be located such that hose lines can be readily and conveniently attached to the inlets without interference from nearby objects, including but not limited to, buildings, fences, posts, vegetation or other fire department connections.

Section 19.1.1.2 is hereby added to read as follows:

19.1.1.2 Undetermined Use Design Requirements. When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2(a) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.

NFPA 13D 2025 Edition Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 4.1.4 is hereby added to read as follows:

4.1.4 Stock of Spare Sprinklers

4.1.4.1 A supply of at least two sprinklers of each type shall be maintained on the premises so that any sprinklers that are not functioning or have been damaged in any way can be promptly replaced.

4.1.4.2 The spare sprinklers shall be the same types and temperature ratings as installed in the dwelling.

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

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

Section 7.3 Pressure Gauges is amended to add the following Subsection 7.3.4 to read as follows:

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

Section 7.6 Alarms is hereby amended in its entirety to read as follows:

7.6 Alarms. Exterior alarm indicating device 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 approval by the fire code official. Additional interior alarm devices shall be required to provide audibility throughout the structure and shall be powered from an uninterruptible circuit service normally servicing other appliances in the residence.

Exceptions:

1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
2. When single- or multiple-station smoke alarms specified in CBC 907.2.11 are used to sound an alarm upon waterflow switch activation.”

15.04.157 Amendment - Appendix H - Signs

Section H101.2 of Appendix H is amended in its entirety to read as follows:

“H101.2 Permits required. A building permit is required for any sign which requires a sign permit as specified in Chapter 17.74 of the Corona Municipal Code, except signs painted directly onto an existing building, sign structure, or sign board; or the refacing of a previously approved sign canister with Plexiglas, flexible sign face or similar material provided no structural changes are made to the sign structure or canister.”

15.04.160 Violation- Penalty.

The violation and penalties for Chapter 15.04 shall be as adopted in Chapter 15.02 and 15.70 of the Corona Municipal Code.”

SECTION 4. Chapter 15.05 of Title 15 of the Corona Municipal Code is hereby amended in its entirety to read as follows:

**"Chapter 15.05
GREEN BUILDING CODE**

Sections:

15.05.010	Title.
15.05.020	Code adoption.
15.05.030	Administration-Generally.
15.05.040	Violation – Penalty.

15.05.010 Title.

This chapter shall be cited as the Green Building Code of the City of Corona and any reference in the city's municipal code or any chapter thereof to the California Green Building Standards Code, Cal Green, or other green building code, refers and applies to this chapter.

15.05.020 Code adoption.

(A) Subject to the particular additions, amendments and deletions set forth in this chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as 2025 California Green Building Standards Code, California Code of Regulations Title 24, Part 11, Chapters 1 through 8, not including the appendices, and including any supplements, errata, and revisions made thereto, are hereby adopted as the Green Building Code of the City of Corona. (1) Appendices A4, A5, and A6 are not adopted as part of this code.

(B) One certified copy of the 2025 California Green Building Standards Code shall be kept on file in the office of the Building Official of the City of Corona, and any and all references thereto, are adopted as the Green Building Code of the City of Corona, subject to the changes contained in this chapter. Each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made a part of this chapter, as though fully set forth at length.

15.05.030 Administration – Generally.

The administrative procedures, as adopted in Chapter 15.02 of the Corona Municipal Code, shall apply to this chapter.

15.05.040 Violation- Penalty.

The violation and penalties for Chapter 15.05 shall be as adopted in Chapter 15.02 and 15.70 of the Corona Municipal Code.”

SECTION 5. Chapter 15.07 of the Corona Municipal Code is hereby amended in its entirety to read as follows:

**"Chapter 15.07
RESIDENTIAL CODE**

Sections:

15.07.010	Title.
15.07.020	Code adoption.
15.07.030	Administration - Generally.
15.07.040	Amendments – Generally.
15.07.050	Amendment – Section R301.2 Climatic and geographic design criteria
15.07.060	Amendment - Section R308.1 - Address identification.
15.07.070	Addition - Section R902.1.3 - Roof covering materials.
15.07.080	[Reserved]
15.07.090	Amendment-Chapter 44 Referenced Standards.
15.07.100	Violation – Penalty.

15.07.010 Title.

This chapter shall be cited as the Residential Code of the City of Corona and any reference in the city's municipal code or any chapter thereof to the California Residential Code, or other residential code, refers and applies to this chapter.

15.07.020 Code adoption.

(A) Subject to the particular additions, amendments and deletions set forth in this chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as 2025 California Residential Code, California Code of Regulations Title 24, Part 2.5, including Appendix BF, and including any supplements, errata, and revisions made thereto, is hereby adopted as the Residential Code of the City of Corona.

(1) Chapter 1 Division II is not adopted.

- (2) Appendices AA, AB, AC, BA, BB, BC, BD, BE, BG, BH, BI, BJ, BK, BL, BM, BN, BO, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, and appendices NA - NL are not adopted as part of this code.

(B) One certified copy of the 2025 California Residential Code shall be kept on file in the office of the Building Official of the City of Corona, and any and all references thereto, are adopted as the Residential Code of the City of Corona, subject to the changes contained in this chapter. Each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made a part of this chapter, as though fully set forth at length.

15.07.030 Administration – Generally.

The administrative procedures as adopted in Chapter 15.02 of the Corona Municipal Code shall apply to this chapter.

15.07.040 Amendments – Generally.

Designated sections of the 2025 California Residential Code are amended to read as set forth in Sections 15.07.050 through 15.04.090.

15.07.050 Amendment - Section R301.2 Climatic and geographic design criteria.

The blank spaces of Table R301.2 are filled in with the following data:

Ground snow load: Zero
Wind design speed: 95
Topographic effects: YES (Sierra Del Oro)
Special wind region: NO
Windborne debris zone: NO
Seismic design category: D2 or E
Weathering: Negligible
Frost line depth: 12 inches
Termite damage: Very heavy
Ice barrier underlayment required: NO
Flood hazards:
 Corona Municipal Code Title 18, Floodplain Management, adopted 1978
 Current flood insurance study for Riverside County and Incorporated Areas, 2024
Air freezing index: Zero
Mean annual temp: 63.4

15.07.060 Amendment - Section R308.1 Address identification.

Section R308.1 is amended by adding the following to the end of the section:

“Address numbers shall be illuminated during all hours of darkness. Number, size, location and means of illumination shall comply with the Corona Fire Prevention Standard for premises identification unless an alternative means or method is approved by the fire code official. Address numbers shall be continuously maintained to comply with this section.”

15.07.070 Addition – Section R902.1.3 – Roof covering materials.

Section R902.1 is amended by adding the following subsection R902.1.3 to read as follows:

“**R902.1.3 Class A roof covering requirement.** Notwithstanding any other provision of this Building Code and Appendices to the contrary, Class A roof covering, as defined in Chapter 15 of the 2025 California Building Code, shall be applied:

1. To any building hereinafter constructed.
2. To any re-roofing of existing buildings, when fifty percent (50%) or more of the existing roof is replaced or overlaid within a 1 year period.
3. To any room additions where the aggregate area of the new roof exceeds fifty percent (50%) of the aggregate area of the existing roof.”

15.07.080 [Reserved].

15.07.090 Amendment- Chapter 44 Referenced Standards.

“**Chapter 44 – Referenced Standards** is adopted in its entirety with the following amendments:

NFPA 13D 2025 Edition Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 4.1.4 is hereby added to read as follows:

4.1.4 Stock of Spare Sprinklers

4.1.4.1 A supply of at least two sprinklers of 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.

4.1.4.2 The spare sprinklers shall be the same types and temperature ratings as installed in the dwelling.

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

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

Section 7.3 Pressure Gauges is amended to add the following Subsection 7.3.4 to read as follows:

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

Section 7.6 Alarms is hereby amended its entirety to read as follows:

7.6 Alarms. Exterior alarm indicating device 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 approval by the fire code official. Additional interior alarm devices shall be required to provide audibility throughout the structure and shall be powered from an uninterruptible circuit serving normally operated appliances in the residence.

Exception:

1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
2. When single or multiple station smoke alarms specified in CBC 907.2.11 are used to sound an alarm upon water flow switch activation.”

15.07.100 Violation- Penalty.

The violation and penalties for Chapter 15.07 shall be as adopted in Chapter 15.02 and 15.70 of the Corona Municipal Code.”

SECTION 6. Chapter 15.08 of Title 15 of the Corona Municipal Code is hereby amended in its entirety to read as follows:

**"Chapter 15.08
MECHANICAL CODE**

Sections:

- | | |
|-----------|----------------------|
| 15.08.010 | Title. |
| 15.08.020 | Code adoption. |
| 15.08.030 | Administration. |
| 15.08.040 | [Reserved] |
| 15.08.050 | Violation – Penalty. |

15.08.010 Title.

This chapter shall be cited as the Mechanical Code of the City of Corona and any reference in the city's municipal code or any chapter thereof to the California Mechanical Code, or other mechanical code, refers and applies to this chapter.

15.08.020 Code adoption.

(A) Subject to the particular additions, amendments and deletions set forth in this chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as the 2025 California Mechanical Code, California Code of Regulations Title 24, Part 4, including any supplements, errata, and revisions made thereto, are hereby adopted as the Mechanical Code of the City of Corona.

- (1) Chapter 1 Division II is not adopted as part of this code.
- (2) Appendices A, B, C, D, E, F, G, H, I, and J are not adopted as part of this code.

(B) One certified copy of the 2025 California Mechanical Code is on file in the office of the Building Official, and any and all references thereto, are adopted as the Mechanical Code of the City of Corona, and each and all the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made a part of this chapter, as though fully set forth at length.

15.08.030 Administration.

The administrative procedures, as adopted in Chapter 15.02 of the Corona Municipal Code, shall apply to this chapter.

15.08.040 [Reserved].

15.08.050 Violation – Penalty.

The violation and penalties for Chapter 15.08 shall be as adopted in Chapter 15.02 and 15.70 of the Corona Municipal Code.”

SECTION 7. Chapter 15.09 is hereby added to Title 15 of the Corona Municipal Code to read in its entirety as follows:

**"Chapter 15.09
ENERGY CODE**

Sections:

- 15.09.010 Title.
- 15.09.020 Code adoption.
- 15.09.030 Administration-Generally.
- 15.09.040 Violation – Penalty.

15.09.010 Title.

This chapter shall be cited as the Energy Code of the City of Corona and any reference in the city's municipal code or any chapter thereof to the California Energy Code, Title 24 Energy Code or other energy code, refers and applies to this chapter.

15.09.020 Code adoption.

(A) Subject to the particular additions, amendments and deletions set forth in this chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as the 2025 California Energy Code, California Code of Regulations Title 24, Part 6, including any supplements, errata, and revisions made thereto, are hereby adopted as the Energy Code of the City of Corona. (B) One certified copy of the 2025 California Energy Code shall be kept on file in the office of the Building Official of the City of Corona, and any and all references thereto, are adopted as the Energy Code of the City of Corona, subject to the changes contained in this chapter. Each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made a part of this chapter, as though fully set forth at length.

15.09.030 Administration – Generally.

The administrative procedures as adopted in Chapter 15.02 of the Corona Municipal Code shall apply to this chapter.

15.09.040 Violation- Penalty.

The violation and penalties for Chapter 15.09 shall be as adopted in Chapter 15.02 and 15.70 of the Corona Municipal Code.”

SECTION 8. Chapter 15.10 is hereby added to Title 15 of the Corona Municipal Code to read in its entirety as follows:

**"Chapter 15.10
HISTORICAL BUILDING CODE**

Sections:

- 15.10.010 Title.
- 15.10.020 Code adoption.
- 15.10.030 Administration-Generally.
- 15.10.040 Violation – Penalty.

15.10.010 Title.

This chapter shall be cited as the Historical Building Code of the City of Corona and any reference in the city's municipal code or any chapter thereof to the California Historical Building Code, or other historic building code, refers and applies to this chapter.

15.10.020 Code adoption.

(A) Subject to the particular additions, amendments and deletions set forth in this chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as the 2025 California Historical Building Code, California Code of Regulations Title 24, Part 8, including any supplements, errata, and revisions made thereto, are hereby adopted as the Historical Building Code of the City of Corona.

(B) One certified copy of the 2025 California Historical Building Code shall be kept on file in the office of the Building Official of the City of Corona, and any and all references thereto, are adopted as the Historical Building Code of the City of Corona, subject to the changes contained in this chapter. Each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made a part of this chapter, as though fully set forth at length.

15.10.030 Administration – Generally.

The administrative procedures, as adopted in Chapter 15.02 of the Corona Municipal Code, shall apply to this chapter.

15.10.040 Violation- Penalty.

The violation and penalties for Chapter 15.10 shall be as adopted in Chapter 15.02 and 15.70 of the Corona Municipal Code.”

SECTION 9. Chapter 15.11 is hereby added to Title 15 of the Corona Municipal Code to read in its entirety as follows:

**"Chapter 15.11
EXISTING BUILDING CODE**

Sections:

- 15.11.010 Title.
- 15.11.020 Code adoption.
- 15.11.030 Administration-Generally.
- 15.11.040 Violation – Penalty.

15.11.010 Title.

This chapter shall be cited as the Existing Building Code of the City of Corona and any reference in the city's municipal code or any chapter thereof to the California Existing Building Code, or other existing building code, refers and applies to this chapter.

15.11.020 Code adoption.

(A) Subject to the particular additions, amendments and deletions set forth in this chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as the 2025 California Existing Building Code, California Code of Regulations Title 24, Part 10, including any supplements, errata, and revisions made thereto, excluding the chapters referenced below, are hereby adopted as the Existing Building Code of the City of Corona.

- (1) Chapter 1 Division II is not adopted as part of this code.
- (2) Chapters 12 and 13 are not adopted as part of this code.
- (3) All Appendix Chapters and Resource Chapter A are not adopted as part of this code.

(B) One certified copy of the 2025 California Existing Building Code shall be kept on file in the office of the Building Official of the City of Corona, and any and all references thereto, are adopted as the Existing Building Code of the City of Corona, subject to the changes contained in this chapter. Each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made a part of this chapter, as though fully set forth at length.

15.11.030 Administration – Generally.

The administrative procedures as adopted in Chapter 15.02 of the Corona Municipal Code shall apply to this chapter.

15.11.040 Violation- Penalty.

The violation and penalties for Chapter 15.11 shall be as adopted in Chapter 15.02 and 15.70 of the Corona Municipal Code.”

SECTION 10. Chapter 15.12 of Title 15 of Corona Municipal Code is hereby amended in its entirety to read as follows:

**" CHAPTER 15.12
FIRE CODE**

Sections

- 15.12.010 Title.
- 15.12.020 Code adoption.
- 15.12.030 Amendments - Generally.
- 15.12.040 Amendment - Section 104.3.1 - Plan review fees.
- 15.12.050 Amendment - Section 105.5 - Required operational permits.
- 15.12.060 Amendment - Section 113.4 - Violation penalties.
- 15.12.070 Addition - Section 113.4.2 - Restitution.
- 15.12.080 Amendment - Section 202 - Definitions.
- 15.12.090 Addition - Section 304.1.3 - Vegetations.
- 15.12.100 Addition - Section 305.6 - Hazardous Conditions.
- 15.12.110 Addition - Section 307.6 - Outdoor fireplaces, fire pits, fire rings, and similar devices used at Group R occupancies.
- 15.12.120 Addition - Section 307.7 - Outdoor fires.
- 15.12.130 Amendment - Section 308.1.7 - Sky lanterns.
- 15.12.140 Added - Section 324 - Fuel modification requirements for new construction.
- 15.12.150 Added - Section 325 - Clearance of brush or vegetation growth from roadways.
- 15.12.160 Added - Section 326 - Unusual circumstances.
- 15.12.170 Added - Section 327 - Restricted entry.
- 15.12.180 Amendment - Section 503.2.1 - Dimensions.
- 15.12.190 Amendment - Section 503.2.4 - Turning radius.
- 15.12.200 Addition - Section 503.7 - Two points of access.
- 15.12.210 Amendment - Section 505.1 - Address identification.
- 15.12.220 Amendment - Section 507.5.1 - Hydrant locations.
- 15.12.230 Amendment - Section 507.5.5 - Clear space around exterior-fire protection equipment.
- 15.12.240 Addition - Section 507.5.7 - Fire hydrant size and outlets.
- 15.12.250 Amendment - Section 510.1 - Emergency responder radio coverage in new buildings.
- 15.12.260 Amendment - Section 510.4.1.3 - System performance.
- 15.12.270 Addition - Section 710 - Eave protection.
- 15.12.280 Addition - Section 903.3.5.3 - Hydraulically calculated systems.
- 15.12.290 Amendment - Section 904.3.5 - Monitoring.
- 15.12.300 Added - Section 1201.1.1 - Other systems.

- 15.12.310 Amendment - Section 5001.5.2 - Hazardous materials inventory statement (HMIS).
- 15.12.320 Addition - Section 5608.2 - Firing.
- 15.12.330 Addition - Section 5608.3 - Fallout Area.

- 15.12.340 Amendment - Chapter 80 - Reference standards.

- 15.12.350 Amendment - Section B105.1 of Appendix B - One- and two-family dwellings.
- 15.12.360 Amendment - Section B105.2 of Appendix B - Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.
- 15.12.370 Amendment - Table B105.1(1), B105.1(2) and B105.2 of Appendix B - Minimum required fire flow and flow duration for buildings.
- 15.12.380 Amendment - Table C102.1 of Appendix C - Number and distribution of fire hydrants.
- 15.12.390 Violation - Penalty.

15.12.010 Title.

This chapter shall be cited as the Fire Code of the City of Corona and any reference in the city's municipal code or any chapter thereof to the California Fire Code, or other fire code, refers and applies to this chapter.

15.12.020 Code adoption.

(A) Subject to the particular additions, amendments and deletions set forth in this chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as the 2025 California Fire Code, and that certain document being marked and designated as the 2024 International Fire Code, with errata, and including the following appendices, are hereby adopted as the Fire Code for the City of Corona:

(1) Appendices B, C, .

(2) Appendices A, BB, CC, D, E, F, G, H, I, J, K, L, M, N, O, and P are not adopted.

(3) In addition, Chapter 3 and Sections 503, 510, 1103.2 and 5707, which were excluded in the 2025 California Fire Code, are hereby adopted and included in the Fire Code for the City of Corona.

(B) One certified copy of each of the 2025 California Fire Code and 2024 International Fire Code are on file in the office of the Building Official, and any and all references thereto, are adopted as the Fire Code and each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made a part of this chapter, as though fully set forth at length.

15.12.030 Amendments - Generally.

Designated sections of the California Fire Code are amended to read as set forth in sections 15.12.040 through 15.12.380.

15.12.040 Amendment - Section 104.3.1 - Plan review fees.

Subsection 104.3.1 is added to read as follows:

"104.3.1 Plan Review Fees. When it is determined by the fire code official that plans submitted require a full plan review and such plans are received independent of the architectural plans, a fee shall be collected. The fee shall be based on 100% of the cost of service, based on the fee schedule adopted by the City Council."

15.12.050 Amendment - Section 105.5 - Required operational permits.

Section 105.5 is amended by deleting subsections 105.5.17 and 105.5.43 in their entirety and adding subsection 105.5.22.1 to read as follows:

"105.5.22.1 **Hazardous Materials for Special Events.** One operational permit is required and will cover special events where one or more of the following hazardous materials is stored, transported on site, dispensed, used or handled in excess of the amounts listed in Section 105: 1 liquid petroleum gas, compressed gases and flammable and combustible liquids."

15.12.060 Amendment - Section 113.4 - Violation penalties.

Section 113.4 is amended in its entirety to read as follows:

"113.4 Violation Penalties. Persons who violate a provision of this code or fail to comply with any of the requirements thereof or who 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 either a misdemeanor, infraction or both as prescribed in Section 113.4.2.1 and 113.4.2.2. Each day that a violation continues after due notice has been served shall be deemed a separate offense."

15.12.070 Addition - Section 113.4.2 - Restitution.

Section 113.4.2 is added to read as follows:

"Restitution. In addition to any other penalties or provisions for restitution that may be provided for by the law, the expense of securing any emergency which is a result of a violation of this code or any other code, ordinance or State law, is a charge against the person whose violation caused the emergency. Expenses incurred for securing such emergency shall constitute a debt of such person and is collectible by the code official in the same manner as in the case of an obligation under contract, expressed or implied."

113.4.2.1 Infraction. Except as provided in Section 113.4.2.2, persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction.

113.4.2.2 Misdemeanor. Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the fire code official or a duly authorized representative, or who violate the following sections of this code, shall be guilty of a misdemeanor:

104.11.2 Obstructing operations

104.11.3 Systems and Devices

110.6 Overcrowding

113.3.2 Compliance with Orders, Notices and Tags

114.4 Failure to Comply

305.4 Deliberate or negligent burning

308.1.2 Throwing or placing sources of ignition

310.7 Burning Objects

3108.4 Open or exposed flames”

15.12.080 Amendment - Section 202 - Definitions.

Section 202 General Definitions is amended by adding thereto the following definitions:

"All Weather Driving Surface. An all weather driving surface is a concrete or asphalt covering over base material and a roadbed compacted to ninety-five percent, and of sufficient thickness to support heavy fire apparatus (approximately 75,000 gross vehicle weight) with a grade of no more than ten percent (10%) and a minimum width of twenty-eight (28) feet, unless approval for a lesser amount is obtained from the Fire code official."

"Spark Arrester. A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
2. Preventing the emission of flammable debris from combustion sources, such as internal combustion engines, fireplaces, and wood burning stoves.”

15.12.090 Amendment - Section 304.1.3 - Vegetations.

Section 304.1.3 Vegetation is amended in its entirety to read as follows:

"304.1.3 Vegetation. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Chapter 49 and the City of Corona Vegetation Management Guidelines, which the fire code official is hereby authorized to develop and implement."

15.12.100 Addition - Section 305.6 - Hazardous Conditions.

Section 305.6 is hereby added to read as follows:

"305.6 Hazardous conditions. Outdoor fires burning wood or other solid fuel otherwise permitted by Sections 307.6 and 307.7 are prohibited when any of the following conditions apply:

1. When sustained winds exceeding 8 MPH are predicted, as determined by the fire code official based upon reasonable and verifiable data.
2. When the relative humidity is less than 25%.

3. When a red flag condition has been declared by the fire code official.

4. When otherwise prohibited by the fire code official after the posting of notice of such prohibition at City Hall in a location that is freely accessible to members of the public, on the City's website and any other locations or social media sites that the fire code official determines are necessary or appropriate.

Outdoor fires using any fuel type are prohibited when sustained winds exceeding 20 MPH are predicted, as determined by the fire code official based upon reasonable and verifiable data, or when such fires present a hazard as determined by the fire code official.”

15.12.110 Addition - Section 307.6 - Outdoor fireplaces, fire pits, fire rings and similar devices used at Group R occupancies.

Section 307.6 is hereby added to read as follows:

"307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices used at Group R occupancies shall comply with this section.

Exception: Barbeques, grills, and portable devices intended solely for cooking.

307.6.1 Gas-fueled devices. Outdoor fireplaces, fire pits and similar devices that are fueled by natural gas or liquefied-petroleum gas and designed to only burn a gas flame and not wood or other solid fuel are allowed when approved by the Building Division. At R-3 occupancies, combustible construction material and vegetation shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the outdoor fireplace, fire pit or similar device. At other R occupancies, the minimum distance shall be ten feet. Where a permanent hood and vent that has been approved by the Building Division is installed, combustible construction material may encroach upon this column between the bottom of the hood and the vent opening. All chimneys or vents installed in outdoor fireplaces, fire pits and similar devices shall have a spark arrester as defined in Section 202.

307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Permanent outdoor fireplaces designed to burn wood or other solid fuel shall be constructed in accordance with the California Building Code with clearance from combustible construction material and building openings as required therein. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have a spark arrester.

The burning of wood or other solid fuel in a device is prohibited within 25 feet of combustible structures unless contained within an approved permanent fireplace. Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be eliminated prior to ignition. Fires in devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.

Exceptions:

1. Portable fireplaces and fire rings/pits equipped with a spark arrester that are located at least 3 feet from combustible construction at R-3 occupancies.

2. Portable fireplaces, and fire pits/rings equipped with a device to arrest sparks, that are located at least 15 feet from combustible structures at all other R occupancies.

307.6.2.1 Where prohibited. The burning of wood and other solid fuels is prohibited within a fuel modification zone, fire hazard severity zone, Wildland-Urban Interface Area (WUI), or in locations where conditions could cause the spread of fire to the WUI.

Exceptions:

1. Permanent fireplaces that are not located in a fuel modification zone.
2. Where determined by the fire code official that the location or design of the device does not reasonably present a risk of a wildfire."

15.12.120 Added - Section 307.7 - Outdoor fires.

Section 307.7 is hereby added to read as follows:

"No person shall kindle, build, light or maintain, or authorize to be kindled, built or maintained, a fire in any place other than facilities specifically designed and built for that purpose. Any fire that is built, lit, kindled or maintained pursuant to this section shall comply with all applicable permits and other regulations of air pollution control authorities and all other laws, rules and regulations. Except as provided in Section 307.6 for Group R occupancies, the use of flammable or combustible liquids (except for approved charcoal lighter fluid) are strictly prohibited. Fires shall be attended by persons over twenty-one (21) years of age at all times until extinguished. A portable fire extinguisher or other approved equipment or method of extinguishing the fire shall be available for immediate use. Fires shall be fully extinguished before vacating the area."

15.12.130 Amendment - Section 308.1.7 - Sky lanterns.

Section 308.1.7 is hereby amended in its entirety to read as follows:

"308.1.7 Sky lanterns. A person shall not ignite, release, or cause to be released a sky lantern."

15.12.140 Added - Section 324 - Fuel modification requirements for new construction.

Section 324 is hereby added to read as follows:

"324 Fuel modification requirements for new construction. All new structures and facilities proposed to be constructed adjacent to land containing hazardous combustible vegetation, as determined by the fire code official, shall be reviewed in accordance with and shall be subject to the requirements of the City of Corona Vegetation Management Guidelines

15.12.150 Added - Section 325 - Clearance of brush or vegetation growth from roadways.

Section 325 is hereby added to read as follows:

"325 Clearance of brush or vegetation growth from roadways. The fire code official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement of the required clearance area shall be from the flow-line or the end of the improved edge of the roadway surfaces.

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire."

15.12.160 Added - Section 326 - Unusual circumstances.

Section 326 is hereby added to read as follows:

"326 Unusual circumstances. The fire code official may suspend enforcement of the City of Corona Vegetation Management Guidelines, and require reasonable alternative measures designed to advance the purpose of this code if determined that in any specific case that any of the following conditions exist:

1. Difficult terrain.
2. Danger of erosion.
3. Presence of plants included in any state and federal resources agencies, California Native Plant Society and county-approved list of wildlife, plants, rare, endangered and/or threatened species.
4. Stands or groves of trees or heritage trees.
5. Other unusual circumstances that make strict compliance with the clearance of vegetation provisions undesirable or impractical."

15.12.170 Added - Section 327 - Restricted Entry.

Section 327 is hereby added to read as follows:

"327 Restricted entry. The fire code official shall determine and publicly announce when hazardous fire areas shall be closed to entry and when such areas shall again be opened to entry. Entry or presence on hazardous fire areas that have been closed pursuant to this section is prohibited.

Exceptions:

1. Residents and owners of private property within hazardous fire areas and their invitees and guests going to or being upon their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.

15.12.180 Amendment - Section 503.2.1 Dimensions.

Section 503.2.1 is amended in its entirety to read as follows:

"503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 28 feet (85,344mm) exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 15 feet (4,572mm).

Exception: Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance approved by the fire code official."

15.12.190 Amendment - Section 503.2.4 - Turning radius.

Section 503.2.4 is amended in its entirety to read as follows:

"503.2.4 Turning Radius. The required turning radius of a fire apparatus access road shall be 25 feet (7,620 mm) inside radius and 50 feet (15,240 mm) outside radius on all turns in the fire apparatus access road, unless otherwise approved by the fire code official."

15.12.200 Addition - Section 503.7 - Two points of access.

Section 503.7 is hereby added to read as follows:

"503.7 Two points of access. Two points of access shall be required for new development and when existing development density is increased, unless otherwise approved by the fire code official and justified by the fire protection plan. A secondary access point shall not satisfy the requirements of this section if it directs traffic to or from the same point as the primary access point or otherwise results in a circular traffic flow."

15.12.210 Amendment - Section 505.1 - Address identification.

Section 505.1 is amended by adding the following to the end of the section:

"Address numbers shall be illuminated during all hours of darkness. Number, size, location and means of illumination shall comply with the Corona Fire Prevention Standard for premises identification unless an alternative means or method is approved by the fire code official. Address numbers shall be continuously maintained to comply with this section."

15.12.220 Amendment - Section 507.5.1 - Hydrant locations.

Section 507.5.1 is hereby amended in its entirety to read as follows:

"507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is located a greater distance from a hydrant on a fire apparatus access road than allowed in Appendix C - "Fire Hydrant Locations and Distribution", as measured by an approved route around the exterior of the facility or building, on-site hydrants and mains shall be provided where required by the fire code official."

Exceptions:

1. Group R-3 and U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with CFC 903.3.1.1 or CFC 903.3.1.2 or CFC 903.3.1.3, provided the distance requirements shall not be more than 300 feet (91.5 m), unless otherwise approved by the fire code official."

15.12.230 Amendment - Section 507.5.5 - Clear space around fire protection equipment.

Section 507.5.5 is hereby amended to read as follows:

"507.5.5 Clear space around fire protection equipment. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, fire department connections, exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access, except as otherwise required or approved."

15.12.240 Addition - Section 507.5.7 Fire hydrant size and outlets

Section 507.5.7 is hereby added to read as follows:

"507.5.7 Fire Hydrant Size and Outlets. Fire hydrant size and outlets shall be required as determined by the fire code official.

1. Residential Standard - one (1) four (4) inch outlet and one (1) two and one half (2 1/2) inch outlet.
2. Super Hydrant Standard - one (1) four (4) inch outlet and two (2) two and one half (2 1/2) inch outlets.
3. Super Hydrant Enhanced - two (2) four (4) inch outlet, and one (1) two and one half (2 1/2) inch outlet."

15.12.250 Amendment - Section 510.1 - Emergency responder radio coverage in new buildings.

Section 510.1 is hereby amended in its entirety to read as follows:

"510.1 Emergency responder communications enhancement systems in new buildings. All new buildings shall have approved emergency responder communications enhancement system (ERCES) for emergency responders within the building based upon the existing coverage levels of the public safety communication systems utilized by the City, measured at the exterior of the building. This section shall not require improvement of the City's existing public safety communication systems. The building's ERCES shall comply with the Corona Fire Department's Guideline for Emergency Responder Communications Enhancement System and, where the functionality or performance requirements in the California Fire Code are more stringent, this code.

Exceptions:

1. Where approved by the building official and the fire code official, a wired communications system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved communications coverage system.
2. Where it is determined by the fire code official that the communications coverage system is not needed.
3. In facilities where emergency responder communications coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder communications coverage system.

4. Structures that meet all of the following:

- a. Wood construction
 - b. Single story
 - c. Does not exceed 10,000 square feet
5. Multi-family residential that meet all of the following:
- a. Exterior walk up
 - b. No interior corridors
 - c. No subterranean storage or parking
6. Elevators
7. Single family residence"

15.12.260 Amendment - Section 510.4.1.3 - System performance.

Section 510.4.1.3 is hereby amended in its entirety to read as follows:

"510.4.1.3 System performance. Signal strength shall be sufficient to meet the requirements of the applications being utilized by public safety for emergency operations through the coverage area as specified by the fire code official in Section 510.4.2.2. A minimum signal strength of 95dBm shall be receivable within the building. A minimum signal strength of -95 dBm shall be received by the agency's radio system when transmitted from within the building."

15.12.270 Addition - Section 710 - Eave protection.

Section 710 is hereby added to read as follows:

"Section 710 Eave Protection. Buildings or structures constructed hereafter within two hundred (200) feet of high-hazard, undeveloped forest-covered, brush-covered, or grass-covered land shall have eaves or overhangs thereon protected by one-hour construction, or otherwise protected so as to prevent flying brands, ashes or sparks from entering the building or structure. The fire code official shall determine which lands are considered high-hazard, undeveloped forest-covered, brush-covered, or grass-covered for purposes of this section."

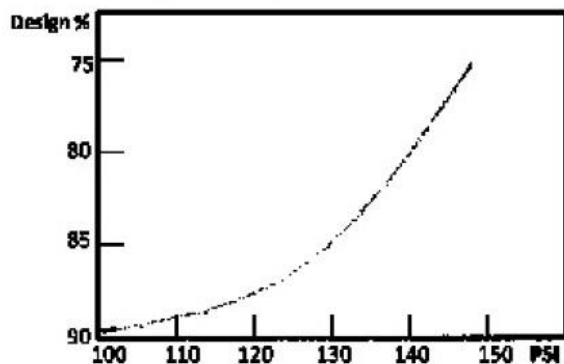
15.12.280 Addition - 903.3.5.3 - Hydraulically calculated systems.

Section 903.3.5.3 is hereby added to read as follows:

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

Exception: When static pressure exceeds 100 psi and required by the Fire Code Official, the fire sprinkler system shall not exceed water supply capacity specified by Table 903.3.5.3.

**TABLE 903.3.5.3
Hydraulically Calculated Systems**



15.12.290 Amendment - Section 904.3.5 - Monitoring.

Section 904.3.5 is amended in its entirety to read as follows:

"904.3.5 Monitoring. Where a building fire alarm or monitoring system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm or monitoring system in accordance with NFPA 72."

15.12.300 Added - Section 1201.1.1 - Other systems.

Section 1201.1.1 is added to read as follows:

"1201.1.1 Other Systems. Where required by the fire code official, other systems and operations, including, but not limited to battery systems assembly, battery reconditioning and storage, research and development of battery storage systems, electric vehicle manufacturing and testing, and battery charging systems for cars and carts inside of buildings or structures, shall comply with this chapter.

Exception: When approved by the fire code official, charging stations for electric vehicles located in open parking garages of Type I or II construction."

15.12.310 Addition- Section 5001.5.2 - Hazardous materials inventory statement (HMIS).

Section 5001.5.2 is hereby amended in its entirety to read as follows:

"5001.5.2 Hazardous Materials Inventory Statement (HMIS). When required by the fire code official, an application for a permit shall include Corona Fire Department's Chemical Classification Packet, which shall be completed and approved prior to approval of architectural and/or system plans, and/or the storage, use or handling of chemicals on the premises. The Chemical Classification packet shall meet the format requirements contained in the Corona Fire Department Chemical Classification Guideline."

15.12.320 Addition - Section 5608.2 - Firing.

Section 5608.2 is added to read as follows:

"Section 5608.2 - Firing. All fireworks displays shall be electronically fired."

15.12.330 Addition – Section 5608.3 – Fallout Area.

Section 5608.3 is added to read as follows:

“Section 5608.3 – For aerial shells, the minimum required radius of the fallout area shall be 100 ft/in. (22 m/25 mm) of the internal mortar diameter of the largest aerial shell to be fired, unless otherwise approved by the fire chief.”

15.12.340 Amendment - Chapter 80 - Reference standards.

The sections of Chapter 80 - Referenced Standards designated below are amended to read as follows:

"NFPA 13, 2025 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 9.4.3.1 is hereby amended to read as follows:

9.4.3.1 When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (Group S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time of permit issuance. Sprinklers in light hazard occupancies shall be one of the following:

- (1) Quick-response type as defined in Section 3.3.223.4.16
- (2) Residential sprinklers in accordance with the requirements of Chapter 12
- (3) Quick response CMSA sprinklers
- (4) ESFR sprinklers
- (5) Standard spray sprinklers used for modifications of additions to existing light hazard systems equipped with standard spray sprinklers
- (6) Standard spray sprinklers used where individual standard spray sprinklers are replaced in existing light hazard systems

Section 16.12.3.3 is hereby amended to read as follows:

16.12.3.3 Fire Department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 5/8" inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of inlets shall be approved by the fire code official. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler design density requires more than 500 gpm (including hose stream demand), or a standpipe system is included, two 2 1/2" inlets and one 4" swivel female NST inlet shall be provided. FDC inlets shall be equipped with check valves.

Section 16.12.5.7 is hereby amended to read as follows:

16.12.5.7 Fire department connections shall be on the street side of buildings and shall be located and arranged so that they are immediately adjacent to the approved fire department access road. Fire department connections shall be located such that hose lines can be readily and conveniently attached to the inlets without interference from nearby objects, including but not limited to, buildings, fences, posts, vegetation or other fire department connections.

Section 19.1.1.2 is hereby amended by adding the following:

19.1.1.2 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler design density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2(a) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time of permit issuance. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.

NFPA 13D 2025 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 4.1.4 is hereby added to read as follows:

4.1.4 Stock of Spare Sprinklers.

4.1.4.1 A supply of at least two sprinklers of each type shall be maintained on the premises so that any sprinklers that are not functioning or have been damaged in any way can be promptly replaced.

4.1.4.2 The spare sprinklers shall be the same types and temperature ratings as installed in the dwelling.

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

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

Section 5.1.1.2 is hereby deleted in its entirety.

Section 7.3 Pressure Gauges is amended to add the following Subsection 7.3.4 to read as follows:

7.3.4 At least one water pressure gauge shall be installed on the riser assembly.

Section 7.6 Alarms is hereby amended to read as follows:

7.6 Alarms. Exterior alarm indicating device shall be listed for exterior 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 approval by the fire code official. Additional interior alarm devices shall be required to provide audibility throughout the structure

and shall be powered from an uninterruptible circuit service normally servicing other appliances in the residence.

Exception:

1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.

2. When single- or multiple-station smoke alarms specified in CBC 907.2.11 are used to sound an alarm upon waterflow switch activation.

NFPA 24, 2025 Edition, Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 6.2.10 Two points of connection is hereby added to read as follows:

"6.2.10 Two points of connection. When the underground fireline exceeds 500 lineal feet, two points of connection to the City water supply are required.

15.12.350 Amendment - Section B105.1 of Appendix B - One- and two-family dwellings.

Section B105.1 of Appendix B is amended in its entirety to read as follows:

"B105.1 One- and two-family dwellings. The minimum fire flow and flow duration requirements for one- and two-family dwellings shall be as specified in Table B 105.1."

15.12.360 Amendment - Section B105.2 of Appendix B - Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.

Section B 105.2 of Appendix B is amended in its entirety to read as follows:

"B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire flow and flow duration requirements for buildings other than one- and two-family dwellings shall be as specified in Table B 105.1.

Exception: A reduction in fire flow of up to 50 percent, as approved by the fire code official, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire flow shall not be less than 1,500 gallons per minute (5677.5 L/min) for the prescribed duration."

15.12.370 Amendment - Tables B105.1(1), B105.1(2) and B105.2 of Appendix B -Minimum required fire flow and flow duration for buildings.

Tables B 105.1(1), B105.1(2) and B105.2 of Appendix B are deleted in their entirety and replaced with the following:

"TABLE B105.1

MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS*

Use	Required Flow (gallons per minute)	Duration
One- and Two-Family Dwelling	1500 gpm	2 hours
Multi-Family Dwelling	2500 gpm	2 hours
Commercial	3000 gpm	3 hours
Industrial	3500 gpm	4 hours

*Or as otherwise required by the Fire code official.

*For fire flow requirements in a fire hazard severity zone, refer to the current adopted California Wildland-Urban Interface Code and Corona Municipal Code Chapter 15.25 Wildland-Urban Interface Code.”

15.12.380 Amendment - Table C102.1 of Appendix C - Number and spacing of fire hydrants.

Table C 102.1 of Appendix C is amended in its entirety to read as follows:

"TABLE C102.1
NUMBER AND SPACING OF FIRE HYDRANTS"

USE	MAXIMUM DISTANCE BETWEEN HYDRANTS (FEET)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE OR FIRE DEPARTMENT ACCESS TO A HYDRANT (FEET)
One- and Two-Family Dwelling	300	150
Multi-Family Dwelling	250	125
Commercial/Industrial	250	125

15.12.390 Violation - Penalty.

When authorized by the fire code official in writing, the Building Official shall enforce provisions of this chapter under the provisions of the Corona Municipal Code, Chapter 15.70.”

SECTION 11. Chapter 15.20 of Title 15 of the Corona Municipal Code is hereby amended in its entirety to read as follows:

**"Chapter 15.20
PLUMBING CODE**

15.20.010	Title.
15.20.020	Code adoption.
15.20.030	Administration.
15.20.040	Amendments – Generally.
15.20.050	Addition – Section 314.3-Open trenches.
15.20.060	Violation – Penalty.

15.20.010 Title.

This chapter shall be cited as the Plumbing Code of the City of Corona and any reference in the city's municipal code or any chapter thereof to the California Plumbing Code, or other plumbing code, refers and applies to this chapter.

15.20.020 Code adoption.

(A) Subject to the particular additions, amendments and deletions set forth in this chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as the 2025 California Plumbing Code, California Code of Regulations Title 24, Part 5, including any supplements, errata, and revisions made thereto, and including the following specifically identified appendices and portions thereof, are hereby adopted as the Plumbing Code of the City of Corona:

- (1) Chapter 1 Division II is not adopted as part of this code.
- (2) Appendices B, D, H, and I are adopted as part of this code.
- (3) Appendices A, C, E, F, G, J, K, L, M, N, O, P, Q, R, and S are not adopted as part of this code.

(B) One certified copy of the 2025 California Plumbing Code shall be kept on file in the office of the Building Official, and any and all references thereto, are adopted as the Plumbing Code of the City of Corona and each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made a part of this chapter, as though fully set forth at length.

15.20.030 Administration.

The administrative procedures as adopted in Chapter 15.02 of the Corona Municipal Code shall apply to this chapter.

15.20.040 Amendments – Generally.

Designated sections of the 2025 California Plumbing Code are amended to read as set forth in Section 15.20.050.

15.20.050 Amendment – Section 314.3 - Open trenches.

Section 314.3 is amended by adding the following paragraph to the end of said section to read as follows:

“No permittee hereunder shall leave unattended at any time any excavation for sewer or sewage disposal facilities, unless the permittee shall have first provided a suitable and adequate barricade, which will prevent any person from being in any way injured as a result of said excavation. Said permittee shall at all times during the existence of said excavation maintain said barricade in a manner suitable to protect any person from being so injured.”

15.20.060 Violation - Penalty.

The violation and penalties for Chapter 15.20 shall be as adopted in Chapter 15.02 and 15.70 of the Corona Municipal Code.”

SECTION 12. Chapter 15.25 of the Corona Municipal Code is hereby created to read as follows:

**“CHAPTER 15.25
WILDLAND-URBAN INTERFACE CODE**

Sections:

- 15.25.010 Title
- 15.25.020 Code adoption.
- 15.25.030 Administration.
- 15.25.040 Amendments – Generally.
- 15.25.050 Amendment – Section 101.1. – Title.
- 15.25.060 Amendment – Section 103 - Code Compliance Agency.
- 15.25.070 Amendment – Section 104.2 – Determination of compliance.
- 15.25.080 Addition – Section 108.7 - Permit fees.
- 15.25.090 Addition – Section 109.1.1.1 – Inspection fees.
- 15.25.100 Amendment – Section 202 – Definitions.
- 15.25.110 Amendment – Section 302.1.1 Designation of Fire Hazard Severity Zones
- 15.25.120 Amendment – Section 404.5 – Adequate water supply.
- 15.25.130 Added – Section 404.5.1 – Increased Fire Flow for Subdivisions in Very High Fire Hazard Severity Zones.
- 15.25.140 Amendment - Section 604.3 - Requirements.
- 15.12.150 Addition - Section 613 Fire Protection Plan/Fuel Modification Plan for New Construction
- 15.25.160 Violation – Penalty

15.25.010 Title.

This chapter shall be cited as the Wildland-Urban Interface Code of the City of Corona and any reference in the city’s municipal code or any chapter thereof to the California Wildland-Urban Interface Code, or other wildland-urban interface code, refers and applies to this chapter.

15.25.020 Code adoption.

(A) Subject to the particular additions, amendments and deletions set forth in this chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as the 2025 California Wildland-Urban Interface Code, California Code of Regulations Title 24, Part 7 , and including any supplements, errata, and revisions made thereto are hereby adopted as the Wildland Urban Interface Code of the City of Corona.

(1) Appendices A through I are not adopted as part of this code.

(B) One certified copy of the 2025 California Wildland-Urban Interface Code shall be kept on file in the office of the Building Official of the City of Corona, and any and all references thereto, are adopted as the Wildland-Urban Interface Code of the City of Corona, subject to the changes contained in this chapter. Each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made a part of this chapter, as though fully set forth at length.

15.25.030 Administration.

The administrative procedures, as adopted in Chapter 15.02 of the Corona Municipal Code, shall apply to this chapter.

15.25.040 Amendments – Generally.

Designated sections of the 2025 California Wildland-Urban Interface Code are amended to read as set forth in Sections 15.25.050 through 15.25.150.

15.25.050 Amendment – Section 101.1 – Title.

Section 101.1 is amended in its entirety to read as follows:

“**101.1 Title.** These regulations shall be known as the California Wildland-Urban Interface Code of the City of Corona, hereinafter referred to as “this code.”

15.25.060 Amendment – Section 103 – Code Compliance Agency

Section 103 is deleted in its entirety.

15.25.070 Amendment – Section 104.2 – Determination of compliance.

Section 104.2 is amended by adding the following sentence to the end of the section:

“The Building Official shall have the authority to interpret and enforce the provisions of this code related to building permits and construction. The Fire Chief and/or Fire Marshal shall have the authority to interpret and enforce the provisions of this code related to fire permits, fire protection plans, and property maintenance.”

15.25.080 Addition – Section 108.7 - Permit fees.

Section 108 is amended by adding subsection 108.7 to read as follows:

“**Section 108.7 Permit Fees.** Permit fees, which shall be based on 100% of the cost of service, as established by City Council resolution shall be collected.”

15.25.090 Addition – Section 109.1.1.1 - Inspection fees.

Section 109.1.1 is amended by adding the following subsection as follows:

“**Section 109.1.1.1 Inspection Fees.** The code official is authorized to collect appropriate fees for the inspections in an amount established by City Council resolution.”

15.25.100 Amendment – Section 202 – Definitions.

The term “Code Official” defined in section 202 is hereby replaced in its entirety to read as follows:

“**CODE OFFICIAL.** The official(s) employed or otherwise charged by the city to interpret and enforce this code, or the code official’s authorized representative. Subject to Section 104.2, the term “code official” shall mean the Fire Chief, Fire Marshal, and/or Building Official.”

The term “Wildland-Urban Interface Area” defined in Section 202 is hereby replace in its entirety to read as follows:

“**WILDLAND-URBAN INTERFACE AREA.** A geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code sections 51175 through 51189, and other areas designated by the City Council to be at a significant risk from wildfires, and shall include those areas designated as moderate, high, and very high fire hazard severity zones based on recommendations from the State Fire Marshal pursuant to Government Code Section 51178.”

15.25.110 Amendment – Section 302.1.1 – Designation of Fire Hazard Severity Zones.

Section 302.1 is amended by adding subsection 302.1.1 to read as follows:

“**302.1.1 Designation of Fire Hazard Severity Zones.** The City Council has adopted the recommendations of the State Fire Marshal made pursuant to Government Code section 51178 and

designated those areas within the City as moderate, high, and very high fire hazard severity zones as shown on the Local Responsibility Area Fire Hazard Severity Zone Maps published by the Office of the State Fire Marshal.”

15.25.120 Amendment – Section 404.5 – Adequate water supply.

Section 404.5 is amended in its entirety to read as follows:

“**404.5 Adequate water supply.** Fire-flow requirements shall be determined in accordance with the current adopted California Fire Code, the Wildland-Urban Interface Code and Corona Municipal Code Chapter 15.25.

15.25.130 Added – Section 404.5.1 – Increased Fire Flow for Subdivisions in Very High Fire Hazard Severity Zones.

Section 404.5.1 is added to read as follows:

“**404.5.1 Increased Fire Flow for Subdivisions in Very High Fire Hazard Severity Zones.**

(a) General. For new residential subdivisions consisting of five (5) or more lots for one and two family dwellings located within a Very High Fire Hazard Severity Zone (VHFHSZ), as designated by the Director of Forestry and Fire Protection, the minimum fire-flow requirements shall be increased in accordance with this section.

(b) Fire-Flow Requirements.

(1) The required fire flow shall be not less than 2,000 gallons per minute (GPM) at a residual pressure of 20 psi for a minimum duration of 2 hours.

(2) Where any dwelling unit exceeds 3,600 square feet of floor area, the required fire flow shall be increased to 2,500 gpm for a minimum duration of 2 hours.

(c) Wildland Technical Standard. Where the entire subdivision is constructed in compliance with the most current version of IBHS Wildfire Prepared Neighborhood Technical Standard, the required fire flow shall comply with the standard fire-flow requirements set forth in Table B105.1 of the California Fire Code, as amended by Section 15.12.370 of the Corona Municipal Code.

(d) Fire Hydrant Spacing and Distribution.

(1) Fire hydrants shall be installed pursuant Table C102.1 of the California Fire Code, as amended by Section 15.12.380 of the Corona Municipal Code.

(2) Each hydrant shall be capable of delivering the fire flow required by this section.

(e) Alternative Methods. Where the existing water system cannot support the minimum required fire flow, the fire code official is authorized to approve alternative methods of protection, including but not limited to:

- (1) On-site water storage tanks with fire department connections,
- (2) Residential fire sprinklers in accordance with NFPA 13R or NFPA 13.

(f) Exception. The following shall comply with the standard fire-flow requirements set forth in Table B105.1 of the California Fire Code, as amended by Section 15.12.370 of the Corona Municipal Code without modification:

- (1) Residential subdivisions of fewer than five (5) lots.
- (2) Residential subdivisions for multi-family dwellings.
- (3) Residential subdivisions located outside of the VHFHSZ.

15.25.140 Amendment - Section 604.3 - Requirements.

Section 604.3 is amended in its entirety to read as follows:

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

1. Public Resources Code, § 4291.
2. California Code of Regulations, Title 14, Div. 1.5, Ch. 7, Subch. 3, § 1299.03 (see guidance for implementation "General Guideline to Create Defensible Space").
3. California Government Code, § 51182.
4. California Code of Regulations, Title 19, Div. 1, Ch. 7, Subch. 1, § 3.07.
5. City of Corona Vegetation Management Guidelines."

15.12.150 Addition - Section 613 Fire Protection Plan/Fuel Modification Plan for New Construction

Section 613 is added to read as follows:

"613 Fire Protection Plan/Fuel Modification Plan for New Construction. All new buildings to be built or installed in fire hazard severity zones shall comply with the following:

1. Preliminary fire protection plan/fuel modification plan shall be submitted to the fire code official for review concurrent with the submittal for approval of any tentative tract map or parcel map or building permit application, as applicable.
2. Final fire protection plan/fuel modification plan shall be submitted to the fire code official for approval prior to the issuance of a grading permit or building permit, as applicable.
3. The fire protection plan/fuel modification plan shall include provisions for the maintenance of the fuel modification area in perpetuity and shall meet the criteria set forth in the City of Corona Vegetation Management Guidelines.

4. The fire protection plan/fuel modification plan may be altered if conditions change with the prior written approval of the fire code official.

5. All elements of the fire protection plan/fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in this code."

15.25.160 Violation--Penalty.

The violation and penalties for Chapter 15.25 shall be as adopted in Chapter 15.02 and 15.70 of the Corona Municipal Code."

SECTION 13. Chapter 15.28 of the Corona Municipal Code is hereby amended in its entirety to read as follows:

**"CHAPTER 15.28
ELECTRICAL CODE**

Sections:

15.28.010	Title.
15.28.020	Code adoption.
15.28.030	Administration.
15.28.040	Violation – Penalty.

15.28.010 Title.

This chapter shall be cited as the Electrical Code of the City of Corona and any reference in the city's municipal code or any chapter thereof to the California Electrical Code, or other electrical code, refers and applies to this chapter.

15.28.020 Code adoption.

(A) Subject to the particular additions, amendments and deletions set forth in this chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as 2025 California Electrical Code, California Code of Regulations Title 24, Part 3, including any supplements, errata, and revisions made thereto, and including the Tables and Annexes thereto, but excluding Annexes E, F, G, H, I, J, and K, are hereby adopted as the Electrical Code of the City of Corona.

(B) One certified copy of the 2025 California Electrical Code shall be kept on file in the office of the Building Official of the City of Corona, and any and all references thereto, are adopted as the Electrical Code of the City of Corona, subject to the changes contained in this chapter. Each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made a part of this chapter, as though fully set forth at length.

15.28.030 Administration.

The administrative procedures, as adopted in Chapter 15.02 of the Corona Municipal Code, shall apply to this chapter.

15.28.040 Violation--Penalty.

The violation and penalties for Chapter 15.28 shall be as adopted in Chapter 15.02 and 15.70 of the Corona Municipal Code.”

SECTION 14. Prior Ordinances Repealed. Upon the effective date of this Ordinance, all former ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance or the codes herein adopted by reference and any other ordinance in conflict herewith are hereby repealed and declared to be of no further force and effect.

SECTION 15. CEQA. The City Council finds that the adoption of the California Building Standards Code and the amendments proposed herein are exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This Ordinance, which adopts updated building and safety standards, is enacted to mitigate the threats posed to public peace, health and safety from earthquakes, storms, flooding, high winds and fire. The Ordinance also does not qualify as a project under State CEQA Guidelines, section 15378(a) because it has no potential to result in either a direct, or reasonably foreseeable indirect, physical change in the environment. It can also be seen with certainty that there is no possibility that the proposed Ordinance may have a significant effect on the environment because the Ordinance simply updates existing building codes in compliance with the California Building Standards Code; and the adoption of the Ordinance will not result in any development or any new activity with the potential to impact the environment. Therefore, no further environmental analysis is required. Staff is directed to file a notice of exemption within five (5) days of the adoption of this Ordinance.

SECTION 16. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions 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 subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

SECTION 17. Certification/Publication. The Mayor shall sign this ordinance and the City Clerk shall attest thereto and shall within fifteen days of its adoption cause it or a summary of it to be published in the Press Enterprise, a newspaper published and circulated in the City of Corona; and thereupon and thereafter this ordinance shall take effect and be in force according to law.

SECTION 18. Effective Date. This Ordinance shall take effect thirty (30) days following its adoption by the City Council or on January 1, 2026, whichever is later.

PASSED, APPROVED AND ADOPTED this 19th day of November, 2025.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held the 5th day of November, 2025 and thereafter at a regular adjourned meeting held on the 19th day of November, 2025, it was duly passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 19th day of November, 2025.

City Clerk of the City of Corona, California

[SEAL]