



Santa Rosa Adopted local amendments to California Title 24

Parts 1 thru 6 and 8 thru 12 ("State Codes" - California Building Code, etc. Title 24, Part 7 is reserved for future use)

The Santa Rosa City Council adopted 3 ordinances containing revisions to the State Codes. The following is a highlight of applicable local code amendments. See Ordinances ORD-19-019 (All-electric Reach Codes), ORD-19-022 (Building related codes except for Fire Code) and ORD-19-021 (Fire Code) for a complete list of local amendments to the State Codes. The Fire Code amendments listed below are generally only the ones related to residential construction and fire sprinklers. Refer to City Code Chapter 18 for a complete listing of applicable codes and text of amended sections. The Code years listed below are 2019 but the codes went into effect on January 1, 2020.

2019 California Administrative Code (Title 24, Part 1): No Santa Rosa Local Amendments.

2019 California Building Code (Title 24, Part 2, Volumes 1 and 2) and 2019 California Residential Code (Title 24, Part 2.5):

- Permit Expiration - Initial expiration date increased to 1 year. Extensions available.
- Address Identification – Continuing previous requirements for addressing.
- Wildland Urban Interface (WUI) areas – Fewer exemptions for accessory buildings.
- WUI; Additions and Alterations – New work must meet WUI criteria.
- WUI; Fire retardant treated wood shingles and shakes (walls and roofs) – Prohibited.
- Fire Sprinkler Systems; All new buildings and major additions / alterations – Continuing requirements to install in projects with smaller floor areas than State code criteria.
- Roof Covering; new and major replacements – Class A rating required throughout City.
- Roof mounted PV systems – Class A listing required throughout City.
- 2019 California Building Code Appendices – Adopted appendices for Agricultural Buildings, Signs, Patio Covers, Grading, and Emergency Housing. City amendments to grading continuing previous requirements.
- 2019 California Residential Code Appendices – Adopted Appendices for Patio Covers, Existing Buildings and Structures, Sound Transmission, Tiny Houses, Light Straw-Clay construction, Strawbale Construction, Solar Ready Provisions, and Emergency Housing.

2019 California Electrical Code (Title 24, Part 3): No Santa Rosa Local Amendments.

2019 California Mechanical Code (Title 24, Part 4): No Santa Rosa Local Amendments.

2019 California Plumbing Code (Title 24, Part 5):

- Adopted Appendices A, B, C, D, and I.

2019 California Energy Code (Title 24, Part 6):

- Adopted All-electric building requirements ("no natural gas appliances , heating or water heating") for new low-rise residential buildings. Exceptions apply for 2017 Tubbs Fire replacement dwellings (refer to Assembly Bill 178, Statutes of 2019, for additional information).

2019 California Historical Building Code (Title 24, Part 8): No Santa Rosa Local Amendments.



2019 California Fire Code (Title 24, Part 9) (ORD-2019-021):

- Address identification – See building / residential codes for details.
- Fire Sprinklers – See building / residential code for details.
- Wildland Urban Interface (WUI) areas - See building / residential code for details.
- See Ordinance for additional amendments relating to Fire Department review and permitting.

2019 California Existing Building Code (Title 24, Part 10):

- Adopted Appendices A, A1, A3, A4, and A5.

2019 California Green Building Standards Code (Title 24, Part 11):

- Residential - Adopted Tier 1 Sections A4.1, A4.3, A4.4, A4.5 and A4.6 for new structures. Did not adopt Tier 1 for Energy (Section A4.2). See Energy Code for “all-electric building. Tier 1 not adopted for alterations and additions.
- Non-residential: Adopted Tier 1 Sections A5.1, A5.3, A5.4, A5.5 and A5.6 for new structures. Did not adopt Tier 1 for Energy (Section A5.2). Tier 1 not adopted for additions and alterations.

2019 California Referenced Standards Code (Title 24, Part 12): No Santa Rosa Local Amendments.

Additional City Code Chapter 18 amendments (Not Title 24 related but included in ORD-2019-022):

City Code Chapter 18-48, Evaluation and Abatement of Existing Buildings:

- Updated allowable methodology, list of acceptable reference documents to use for the evaluation and the report.

City Code Chapter 18-69, Expedited Permit Process for Electric Vehicle Charging Stations:

- Added Chapter to incorporate / implement Assembly Bill 1236 (2015 Statutes) requirements.

City Code Chapters 18-12, Improvement Requirements; 18-52, Flood Damage Protection; 18-64, Historical or Architecturally Significant Buildings; and 18-68, Expedited Permit Process for Small Residential Rooftop Solar Energy Systems were not amended as part of the 3 adopted ordinances.

New to the 2019 California Fire Code (CFC) (was not in 2016 CFC and is not a local amendment):

2019 CFC Chapter 12 Energy Systems:

- Emergency and Standby Power Systems (Section 1203) – Regulations for required systems.
- Solar Photovoltaic Power Systems (Section 1204) – Primarily same as CBC. Includes Rapid Shutdown requirements and signage.
- Stationary Fuel Cell Power Systems (Section 1205) – Regulations and Installation requirements.
- Electrical Energy Storage Systems (Section 1206 – Requirements for battery systems and what requires Fire Department permits. Includes residential batteries of more than 20 kWh.