

1 those of the State of California, and concurrently, provide minimum standards to safeguard life or
2 limb, health, property and public welfare within the City of Chico.

3 **NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Chico as**
4 **follows:**

5 **SECTION I.** Findings of fact and need for changes or modifications to the 2025 State
6 Building Standards Code because of local conditions.

7 A. Changes or Modifications. Pursuant to Section 17958.5, 17958.7 and 18941.5 of the
8 State of California Health and Safety Code, the City of Chico adopts and amends the 2025 edition
9 of the California Building Code, the 2025 edition of the California Residential Code, the 2025 edition
10 of the California Plumbing and Mechanical Codes, the 2025 edition of the California Electrical
11 Code, the 2025 edition of the California Green Building Code, the 2025 edition of the California
12 Wildland-Urban Interface Code, the 2025 California Fire Code, and the 2025 State Building
13 Standards Code as they pertain to the regulation of buildings and structures.
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16 B. Findings. Pursuant to Sections 17958.5, 17958.7 and 18941.5 of the State of
17 California Health and Safety Code, the City of Chico has determined and finds the attached changes
18 or modifications are needed and are reasonably necessary because of local climatic, geological, and
19 topographic conditions.
20

21 C. Local Conditions. Local conditions have an adverse effect on the potential for life
22 and property loss, making necessary changes or modifications to the 2025 California State Building
23 Standards Code in order to establish and maintain an environment which will provide the community
24 a desirable level of protection.

25 Below lists the adverse local climatic, geological, and topographic conditions necessitating
26 adoption of the most recent revised code:
27

28 A. Climatic:

1 1. Precipitation: The normal rainfall for the City of Chico is approximately 26.23 inches
2 annually. Winter storms are responsible for the heaviest intensity of precipitation, with 92 percent
3 of the rain falling between November and April, and 8 percent of the rain falling between May and
4 October.

5 2. Relative humidity: The average annual humidity for the Chico area is approximately
6 37 percent. The average relative humidity for the hot summer days is approximately 20 percent with
7 lows dropping below 15 percent and occasionally even lower due to the dry, hot and windy days.

8 3. Temperature: Summer sunshine in the Chico area averages over 22 days a year with
9 temperature of 100 degrees or higher. The northern California valley experiences approximately 200
10 days of clear skies, with May through September temperatures ranging between 90- and 105-degrees
11 Fahrenheit.

12 4. Winds: Winds play a major role in Chico climatological makeup. During the summer
13 periods, May through September, the area receives dry North Winds causing the humidity levels to
14 drop to 10 to 15 percent, which adds to the potential of a conflagration hazard due to new housing
15 developments with higher densities, light wood frame construction proposed Wildland Urban
16 Interface areas. The wind generally ranges between 15 to 20 miles per hour (mph) or higher during
17 North wind event days. Gusts will bring the wind range up to 30 to 40 mph, particularly hazardous
18 in the summer months when fuels are dry.

19 5. Extensive Dry and/or Dead Vegetation: Due in part to winter and spring rains, there
20 is generally, an extensive growth of vegetation in the spring which dries out each summer creating
21 hazardous fuel conditions equating to an explosive fire potential in the Wildland Urban Interface
22 areas during the summer months.

23 6. Dense Fog: During the winter months the City of Chico area can experience dense
24 low-lying fog that can linger for days, and greatly impairs driving vision. This condition adds to
25 potential response time delays for first arrive fire personnel on scene to an emergency or fire
26 situation.

27 B. Geological:

28 1. The City of Chico is subject to ground tremors from seismic events as the City is
located in a Design Category D, which relates to a high risk of earthquakes.

1 2. Water is predominantly pumped from wells which is also used for fire suppression
2 and will be adversely affected by a large-scale earthquake.

3 3. Some portions of the City have alluvial soil, expansive in nature sand, silt and clay
4 with a high moisture content due to a high-water table. High-water table and drainage patterns result
5 in the requirement for a nitrate action plan.

6 C. Topographical:

7 1. The City of Chico is divided in several locations by creeks and diversion channels
8 that run east to west requiring bridges to cross. State Highway 99 and the railroad tracks divide the
9 City into multiple sections from the east to west. Traffic must be diverted around these physical
10 barriers limiting access to certain areas and creating traffic congestion. Both of these factors can
11 cause significant delays in emergency response. In some instances, one or more of these barriers are
12 located between City fire stations that increase response times resulting in greater risk for a fire or
13 emergency to expand beyond first alarm capabilities.
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16 D. Summary. The above local climatic, geologic, and topographic conditions impact the
17 building environment and necessitate amendments to the California Building Standards Code.

18 The aforementioned local climatic, geological and topographical conditions affect the
19 acceleration, intensity, and size of fire in our community. Times of little or no rainfall, low humidity
20 and high temperatures over extended periods of time create extremely hazardous conditions,
21 particularly as it relates to our commercial occupancies and urban interface areas. The winds
22 experienced in our area can have a tremendous impact on our wildland and structures fires where
23 buildings are in close proximity to one another. Winds can carry embers to other structures or
24 wildland areas, thus spreading fire that can cause a conflagration. In fires within structures, strong
25 winds can force fires back into the building that create a “blow torch” effect. These conditions
26 prevent using natural ventilation and cross ventilation efforts to control a fire. The havoc that can be
27 caused by an earthquake and intense traffic congestion caused by physical barriers greatly increase
28 the risk of a small event turning into a significant hazard. The risk can be greatly reduced with the

1 implementation of improved construction measures to manage the effect of fires and other hazardous
 2 hazards. Accordingly, the changes and modifications to the California Building Standards Code,
 3 2025 Edition, and other codes adopted herein are reasonably necessary to establish and maintain an
 4 environment which will provide for a desirable level of fire and life safety protection. California
 5 Health and Safety Code Section 17958.7 requires that the modification or changes be expressly
 6 marked and identified.

7 Therefore, the City Council finds that the following table sets forth the building standards in
 8 the California Building Standards Code, 2025 Edition, which have been modified pursuant to
 9 Ordinance No.____ and the associated local climatic, geological and/or topographical conditions
 10 described above in Section 2 supporting modification.

12 California Building Code	Specific Finding - Climatic, Topographical
13 Added or Amended	and/or Geological Conditions (See Section 1)
14 Appendix H (Signs)	Climatic, Topographical, and Geological
15 Appendix J (Grading)	Climatic, Topographical, and Geological
16 Appendix Q (Emergency Housing)	Climatic, Topographical, and Geological
17	
18 California Residential Code	Specific Finding - Climatic, Topographical
19 Added or Amended	and/or Geological Conditions (See Section 1)
20	
21 Appendix CJ (Emergency Housing)	Climatic, Topographical, and Geological
22	
23 California Fire Code Section	Specific Finding - Climatic, Topographical
24 Added or Amended	and/or Geological Conditions (See Section 1)
25 105.6.15 LP Gas	Climatic, Topographical, and Geological
26 111 Means of Appeals	Administrative
27 112.3.3 Notice of Violation	Administrative
28 112.4 Violation Penalties	Administrative
113.4 Failure to Comply	Administrative

1	310 Smoking	Climatic, Topographical, and Geological
2	311 Vacant Premises	Climatic, Topographical, and Geological
3	503 Fire Apparatus Access Roads	Climatic, Topographical, and Geological
4	505.1.2 Rear Addressing	Climatic, Topographical, and Geological
5	5601 Explosives and Fireworks	Climatic, Topographical and Geological
6	5704.2.9.6 Above Ground Tanks Outside	Climatic, Topographical, and Geological
7	6104.3 Container Location for LP Gas	Climatic, Topographical, and Geological
8	Appendix B Fire Flow Requirements for	
9	Buildings	Climatic, Topographical, and Geological
10	Appendix C Fire Hydrant Location and	Climatic, Topographical, and Geological
11	Distribution	

13 **SECTION 2.** Chapter 16R.02 (“Building Standards”) of Title 16R (“Building Standards”)
14 of the Chico Municipal Code is hereby amended to read as follows:

15 **Chapter 16R.02**
16 **BUILDING STANDARDS**

17
18 **Section:**

19 **16R.02.010 Adoption of standards.**

20 A. Basic Building Standards. The following regulations, hereby adopted by reference
21 and incorporated herein, shall constitute the basic building standards of the City and shall apply to
22 and govern the construction, alteration, moving, demolition, repair, use, and occupancy of any
23 building or structure in the City in accordance with the provisions of Section 16.06.020 of this code.

24 1. All regulations adopted in the 2025 California Building Code (“CBC”), as
25 promulgated in Part 2, Volumes 1 and 2, Appendix H (Signs), Appendix J (Grading) and Appendix
26 Q (Emergency Housing) of Title 24 of the California Code of Regulations, including all regulations..

27 2. All regulations adopted in this chapter, including any regulations adopted in this
28 chapter which amend or repeal a volume, chapter, section or appendix of the CBC, shall take
precedence over the amended or repealed volume, chapter, section or appendix.

1 B. Existing Building Code. The following regulations, hereby adopted by reference and
2 incorporated herein, shall constitute the minimum standards to promote public safety and welfare,
3 including those regulations adopted to reduce the risk of death or injury that may result from the
4 effects of earthquakes on existing unreinforced masonry bearing walls.

5 1. All regulations set forth in the following volumes, chapters, sections, parts or
6 appendices of the 2025 California Existing Building Code Part 10 of Title 24.

7
8 C. Historic Building Code. The following regulations, hereby adopted by reference and
9 incorporated herein, shall constitute the standards for the preservation, restoration, rehabilitation,
10 relocation or reconstruction of buildings or properties designated as qualified historical buildings or
11 properties.

12 1. All regulations set forth in the following volumes, chapters, sections, parts or
13 appendices of the 2025 California Historical Code Part 8 of Title 24:

- 14 a. Chapter 8-1, excluding Section 8-104, entitled "Review and Appeals";
- 15 b. Chapter 8-2 through 8-10; and
- 16 c. Appendix A.

17
18 **SECTION 3.** Chapter 16R.04 ("Electrical Standards") of Title 16R ("Building Standards"),
19 of the Chico Municipal Code is hereby amended to read as follows:

20
21 **Chapter 16R.04**
22 **ELECTRICAL STANDARDS**

23
24 **Section:**

25 **16R.04.010 Adoption of standards.**

26 The following regulations, hereby adopted by reference and incorporated herein, shall
27 constitute the electrical standards of the city and shall apply to and govern the construction,
28 alteration, moving, demolition, repair, and use of all electrical equipment within or on any building,
structure, or premises in the city in accordance with the provisions of Section 16.06.030 of this code:

1 A. All regulations adopted in the 2025 California Electrical Code (“CEC”), as
2 promulgated in Part 3, Title 24 of the California Code of Regulations.

3
4 **SECTION 4.** Chapter 16R.06 (“Mechanical Standards”) of Title 16R (“Building
5 Standards”), of the Chico Municipal Code is hereby amended to read as follows:

6
7 **Chapter 16R.06**

8 **MECHANICAL STANDARDS**

9 **Section:**

10 **16R.06.010 Adoption of standards.**

11 The following regulations, hereby adopted by reference and incorporated herein, shall
12 constitute the mechanical standards of the city and shall apply to and govern the construction,
13 installation, alteration, repair, relocation, replacement, addition to, use and maintenance of any
14 mechanical equipment within or on any building, structure, or premises in the city in accordance
15 with the provisions of Section 16.06.030 of this code:

16 A. All regulations adopted in the 2025 California Mechanical Code (“CMC”), as
17 promulgated in Part 4, Title 24 of the California Code of Regulations.

18 B. As an amendment to the California Mechanical Code, Sections 104.3.2 and 104.5 and
19 Table 104.5 regarding fees are deleted from this code.

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21 **SECTION 5.** Chapter 16R.08 (“Plumbing Standards”) of Title 16R (“Building Standards”),
22 of the Chico Municipal Code is hereby amended to read as follows:

23 **Chapter 16R.08**

24 **PLUMBING STANDARDS**

25 **Section:**

26 **16R.08.010 Adoption of standards.**

27 **16R.08.010 Adoption of standards.**
28

1 Previously adopted standards 16R.08.020 and 16R.08.030 shall remain in effect and the
2 following regulations, hereby adopted by reference and incorporated herein, shall constitute the
3 plumbing standards of the City and shall apply to and govern the construction, alteration, moving,
4 demolition, repair, and use of all plumbing equipment within or on any building, structure, or
5 premises in the City in accordance with the provisions of Section 16.06.030 of this code:

6 A. All regulations adopted in the 2025 California Plumbing Code (“CPC”), as
7 promulgated in Part 5, Title 24 of the California Code of Regulations.

8 B. As an amendment to the California Plumbing Code, Sections 104.3.2 and 104.5 and
9 Table 104.5 regarding fees are deleted from this code.

10 C.
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13 **SECTION 6.** Chapter 16R.10 (“Sign Standards”) of Title 16R (“Building Standards”), of
14 the Chico Municipal Code is hereby amended to read as follows:

15 **Chapter 16R.10**

16 **SIGN STANDARDS**
17

18 **Section:**

19 **16R.10.010 Adoption of standards.**

20 All regulations set forth in the 2025 California Building Code, Appendix H, as promulgated
21 in Part 2, Volume 2, Title 24 of the California Code of Regulations, hereby adopted by reference
22 and incorporated herein, shall constitute the sign standards of the city and shall apply to and govern
23 the construction, alteration, moving, demolition, repair, maintenance, and use of any sign or sign
24 structure in the City in accordance with the provisions of Section 16.06.040 and Chapter 19.74 of
25 Title 19 of this code.
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27 **SECTION 7.** Chapter 16R.12 (“Residential Standards”) of Title 16R (“Building
28 Standards”), of the Chico Municipal Code is hereby amended to read as follows:

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Chapter 16R.12
RESIDENTIAL STANDARDS

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Section:

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16R.12.010 Adoption of standards.

A. Basic Residential Standards. The following regulations, hereby adopted by reference and incorporated herein, shall constitute the residential standards of the City and shall apply to and govern the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses, as designated and defined in the 2025 California Residential Code.

B. All regulations adopted in the 2025 California Residential Code (“CRC”), as promulgated in Part 2.5 of Title 24 of the California Code of Regulations including Appendix CJ (Emergency Housing).

SECTION 8. Chapter 16R.14 (“Energy Standards”) of Title 16R (“Building Standards”), of the Chico Municipal Code is hereby amended to read as follows:

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Chapter 16R.14
ENERGY STANDARDS

Section:

16R.14.010 Adoption of standards.

All regulations adopted in the 2025 California Energy Code, as promulgated in Part 6, Title 24 of the California Code of Regulations, hereby adopted by reference and incorporated herein, shall constitute the energy standards of the City and shall apply to and govern the construction, alteration, moving, demolition, repair, and use of all applicable electrical, plumbing, and mechanical systems within or on any building, structure, or premises in the City in accordance with the provisions of Section 16.06.030 of this code.

1 buildings and premises in the city in accordance with the provisions of Chapters 16.16 and 16.62 of
2 this code.

3
4 **16R.18.020 IPMC Section 102.3 – application of codes amended.**

5 Section 102.3. Application of Codes, is amended to read as follows:

6 Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in
7 accordance with the procedures and provisions of the most currently adopted editions of the CBC,
8 CPC, CMC, CEC, CFC, California Energy Code, California Green Building Code, California
9 Existing Building Code, California Historical Code, California Wildland Urban Interface Code and
10 all referenced standards therein, as well as the provisions of the Chico Municipal Code as they apply.
11 If any conflicts arise between the aforementioned codes, the most restrictive provision shall apply.

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13 **SECTION 11.** Chapter 16R.22 (“Grading Standards”) of Title 16R (“Building Standards”),
14 of the Chico Municipal Code is hereby amended to read as follows:

15
16 **Chapter 16R.22**
17 **GRADING STANDARDS**

18
19 **16R.22.010 Adoption of standards.**

20 **16R.22.020 Sediment control.**

21 **16R.22.030 Grading practices and setbacks.**

22 **16R.22.040 Control of runoff.**

23 **16R.22.050 Revegetation and slope surface stabilization.**

24 **16R.22.060 Protection of watercourses.**

25 **16R.22.070 Disposal of cleared material and fill.**

26 **16R.22.080 Excavated materials.**

27 **16R.22.090 Completion of work.**

28 **16R.22.010 Adoption of standards.**

1 The following regulations shall constitute the grading standards of the City and shall apply
2 to and govern the forms of any grading work in the city in accordance with the provisions of Section
3 16.26.020 of this code:

4 A. All regulations set forth in Section 1803, Section 1803A, and Appendix J of the 2025
5 California Building Code (“CBC”), as promulgated in Part 2, Title 24 of the California Code of
6 Regulations.

7 C. All regulations adopted in this chapter, including amending volumes, chapters,
8 sections or appendices of the CBC.

9
10 **16R.22.020 Sediment control.**

11 A. Sediment caused by grading shall be retained on the site. The maximum permanent
12 rate of sediment loss after completion of the project should not exceed the natural erosion rate which
13 occurred prior to any grading. erosion and sediment control measures shall be immediately
14 implemented to prevent erosion.

15 B. Prior to any grading activity sediment basins, sediment traps, or similar sediment
16 control measures required by MS4 or SWPPP, temporary or permanent, shall be installed..

17 C. Upon completion of construction and stabilization of soils, all temporary erosion
18 control facilities shall be removed from the site upon written approval of the building official.

19
20 **16R.22.030 Grading practices and setbacks.**

21 A. During grading operations mitigation measures shall be in place to prevent any
22 damaging effects of sediment production and dust on the project site and other properties.

23 B. The setbacks specified by CBC Appendix J, are minimum requirements and may be
24 increased by the building official or by the recommendation of a civil engineer, soils engineer, or
25 engineering geologist, if necessary, for safety and stability, or to prevent damage to other properties
26 from deposition or erosion, or to provide access for slope maintenance and drainage. Retaining walls
27 and/or deep foundations may be used to reduce the required setbacks when approved by the building
28 official.

1 **16R.22.040 Control of runoff.**

2 In order to prevent polluting discharges from occurring, approved erosion and sediment
3 control devices shall be installed prior to any grading and filling activities. Control devices and
4 measures shall be submitted to the city for approval and may be required include, but are not limited
5 to, the following:

- 6 A. Energy absorbing devices to reduce the velocity of runoff water;
- 7 B. Sedimentation controls, such as sediment debris basins and sediment traps. Trapped
8 sediment shall be removed to a site approved by the building official;
- 9 C. Disposal of water runoff from developed areas over large undisturbed areas;
- 10 D. Multiple discharge points to reduce the volume of runoff over localized areas.

11
12 **16R.22.050 Revegetation and slope surface stabilization.**

13 A. Mulching, seeding, the planting of shrubs and trees, or other suitable stabilization
14 measures shall be used to protect exposed slopes as necessary to control erosion, sedimentation and
15 slope stability. Preference is given to native or locally adapted grasses, shrubs and woody
16 vegetation.

17 B. Earth or paved interceptors and diversions shall be installed at the top of cut or fill
18 slopes where there is a potential for erosive surface runoff.

19 C. Revegetation shall be maintained at all times by the owner..

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21 **16R.22.060 Protection of watercourses.**

22 A. There shall be no fill that would block or change natural watercourses or constructed
23 channels unless all Federal, State, and local permits have been approved and issued.

24 B. Fill placed within a floodway, floodplain, manmade or natural drainage, watercourse,
25 or body of water shall follow and maintain the required protection against erosion during flooding,
26 as required in the grading permit.

27 C. Excavated materials shall not be deposited or stored in or alongside the streams,
28 lakes, manmade or natural drainages, or watercourses where the materials have the potential to be
washed away by high water or storm runoff.

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16R.22.070 Disposal of cleared material and fill.

Vegetation, dirt and rocks removed during clearing operations shall be identified on the grading permit and may be disposed by one or more of the following methods:

- A. Chipping all or some of the cleared vegetation for use as mulch or compost on the site or other approved location;
- B. Disposing the balance of the material at a city approved site or in a location approved by the building official with a grading permit for the receiving parcel .

16R.22.080 Excavated materials.

Excavated materials removed during grading operations shall be identified on the grading permit and be handled in accordance with the following methods:

- A. Stockpiling sufficient topsoil on the site if necessary, for use on areas to be revegetated.
- B. Locating stockpiled soil so that it will not become a source for off-site sediment damage.
- C. Promptly backfilling and compacting stockpiled soil into trenches and pits to reduce the risk of erosion.
- D. Applying mulch or other protective coverings on stockpiled material which will be exposed through the winter season.
- E. Excavated material not to be used at the site shall be disposed at a city approved site or in a location approved by the building official with a grading permit for the receiving parcel.

16R.22.090 Completion of work.

When required by the building official, the engineer of record shall verify that final grading complies with approved plans prior to final inspection by the City.

SECTION 12. Chapter 16R.41 (“Wildland-Urban Interface Code”) of Title 16R (“Building Standards”), of the Chico Municipal Code is hereby added to read as follows:

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Chapter 16R.41
WILDLAND-URBAN INTERFACE CODE

16R.41.010 Adoption of Wildland-Urban Interface Code

Except as hereinafter provided, the California Wildland-Urban Interface Code, 2025 Edition, based on the 2024 International Wildland-urban Interface Code as published by the International Code Council, including the appendices thereto, is hereby adopted by reference and incorporated herein as though fully set forth herein and shall constitute the Wildland-urban Interface Code of the City. A copy of the 2025 Wildland-Urban Interface Code has been deposited in the office of the building official and shall be, at all times, maintained by the building official for use and examination by the public

SECTION 13. Chapter 16R.42 (“Fire Regulations Standards”) of Title 16R (“Building Standards”), of the Chico Municipal Code is hereby amended to read as follows:

Chapter 16R.42
FIRE REGULATION STANDARDS

Section:

16R.42.010 Adoption of fire regulation standards.

16R.42.020 Permits.

16R.42.025 Recordkeeping

16R.42.030 Restrictions on the storage of explosive materials - CFC Section 5601.1 amended.

16R.42.040 Restrictions on the location of aboveground tanks outside of buildings - CFC Section 5704.2.9.6 amended.

16R.42.050 Restrictions on the container location for storage of liquefied petroleum gases - CFC Section 6104.3 amended.

16R.42.060 Prohibitions on fires and flames - General provisions.

1 **16R.42.070 Prohibition on fires and flames - Fire and flames exempt from prohibitions.**

2 **16R.42.080 Prohibitions on fires and flames - Fire and flames exempt from prohibitions when**
3 **in compliance with air emission standards.**

4 **16R.42.090 Prohibitions on fires and flames - Fire and flames exempt from prohibitions when**
5 **authorized by a permit.**

6 **16R.42.100 Restrictions on fireworks - CFC Section 5601 amended.**

7 **16R.42.110 Prohibition of combustible furniture visible from the public right-of-way.**

8 **16R.42.120 Fire and Life Safety Inspections.**

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10 **16R.42.010 Adoption of fire regulation standards.**

11 The following rules, regulations, and standards, hereby adopted by reference and
12 incorporated herein, shall constitute the “Fire Regulation Standards” of the City and shall govern the
13 transportation, storage, or use of any substance or material, the installation, possession, or operation
14 of any equipment or device, the improvement, alteration, occupation or maintenance of any
15 premises, or the creation of any condition or commission of any act which is subject to such
16 standards. Said standards shall include the regulation of non-building standards activities in all
17 structures, facilities, premises, and occupancies, including those not regulated by the State Fire
18 Marshal, within the City’s jurisdiction, when deemed applicable by the Fire Chief, or his or her
19 designee, for the prevention of fire and/or for the protection of life and property against fire:

20 A. Except as hereinafter amended, modified, or deleted, all regulations adopted in the
21 2025_California Fire Code (“CFC”), as promulgated in Part 9, Title 24 of the California Code of
22 Regulations as published by the Building Standards Commission, including all regulations adopted
23 in the CFC amending or repealing a section, chapter, or part of the 2024 International Fire Code
24 (“IFC”) as published by the International Code Council, which regulations shall take precedence
25 over the amended or repealed section, chapter, or part of the IFC;

26 B. Except as hereinafter amended, modified, or deleted, Chapters 1 – 80 of the CFC for
27 sections that were not adopted as part of the 2025 California Fire Code, as promulgated in Part 9,
28 Title 24 of the California Code of Regulations as published by the Building Standards Commission,
are hereby adopted by reference and incorporated into the city’s Fire Regulation Standards as if set

1 forth fully herein for the sole purpose of the enforcement of non-building standards activities in all
2 occupancies within the City's jurisdiction;

3 C. The following CFC provisions shall hereby be amended, modified or deleted as
4 follows, and said modifications are hereby adopted and incorporated into the city's Fire Regulations
5 Standards:

6 1. CFC Section 102.6 Historic buildings is hereby not adopted.

7 2. CFC Section 105.6.27 LP-gas is hereby amended to read as follows:

8 105.6.27 LP-gas. An operational permit is required for:

9 1. Storage and use of LP-gas.

10 Exception: A permit is not required for individual containers with less than a 125-
11 gallon water capacity or less or multiple container systems having an aggregate quantity not
12 exceeding 125 gallons, serving occupancies in Group R-3.

13 2. Operation of cargo tankers that transport LP-gas.

14 3. CFC Section 111 Board of appeals is hereby amended to read as follows:

15 Appeals of the decisions or determinations relative to the application of the Fire Regulation
16 Standards shall be resolved pursuant to Chapter 16.42 of Title 16 of the Chico Municipal Code.

17 4. CFC Section 112.3.3 Prosecution of violations is hereby not adopted, as enforcement
18 and prosecution of violations shall be in accordance with Chapter 16.52 of Title 16 the Chico
19 Municipal Code.

20 5. CFC Section 112.4 Violation penalties is hereby not adopted, as violation and penalty
21 provisions shall be in accordance with Chapter 16.52 of Title 16 the Chico Municipal Code.

22 6. CFC Section 113.4 Failure to comply is hereby amended to read as follows:

23 Any person who shall continue any work after having been served with a stop work order,
24 except such work as that person is directed to perform to remove a violation or unsafe condition,
25 shall be liable and subject to all penalties in accordance with Chapter 16.52 of Title 16 the Chico
26 Municipal Code.

27 7. CFC 505.1.2 Rear Addressing.
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1 505.1.2 Rear Addressing. When required by the chief, approved numbers or
 2 addresses shall be placed on all new and existing buildings in such a position as to be plainly visible
 3 and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys
 provide an acceptable vehicular access. Number stroke and size shall comply with 505.1.

4 8. CFC Appendices are hereby adopted by reference and incorporated into the City's
 5 Fire Regulation Standards as if set forth fully herein as follows:

- 6 a. Appendix B Fire-Flow requirements for buildings.
- 7 b. Appendix C Fire hydrant locations and distribution-

8 Table C102.1, is superseded as follows:

9 **TABLE NO. C102.1**

10 **REQUIRED NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE FLOW REQUIREMENT (gpm) ^c	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS <small>a, b, d e & f</small> (Ft.)	MAXIMUM DISTANCE FROM HYDRANT TO ANY POINT ON STREET OR ROADWAY FRONTAGE (Ft.)
1750 or less	1	300	150
2000-2250	2	300	150
2500-3250	3	300	150
3500-4250	4	300	150
4500-5250	5	300	150
5500-5750	6	300	150
6000-6250	6	250	150
6500-7250	7	250	150
7500 or more	8 or more ^b	200	120

23 For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m

- 24 a. Reduce by 100 feet for dead-end streets or roadways.
- 25 b. Hydrants shall be required on both sides of the street whenever one or more of
 the following conditions exist:

- 26 i. Street has a median center divider that makes access to hydrants difficult,
 27 causes a time delay or creates an undue hazard;
- ii. There are four or more lanes of traffic;
- 28 iii. Width of the street is in excess of 88 feet; or

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iv. The existing street will be widened or will have a raised median center divider installed in the future pursuant to the General Plan Roadway Improvement Plans for the City of Chico.

c. One hydrant for each 1,000 gpm or fraction thereof.

d. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants should be provided every 1,000 feet of street to provide for transportation hazards. In addition, there shall be at least one hydrant at each intersection.

e. Average spacing between hydrants may be extended to 500 feet on streets serving one- and two-family dwellings.

f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, Section 903.3.1.2 or Section 903.3.1.3 of the California Fire Code or Section 313 of the California Residential Code.

g. The fire code official is authorized to modify the location, number and distribution of fire hydrants, based on site-specific constraints hazards.

16R.42.020 Permits.

A permit shall be required for those activities and operations as set forth in CFC Section 105.

16R.42.025 System records.

All contractors who service, test, install and/or maintain fire protection systems within the city are required to enroll and utilize the approved single-point repository service to file records of all system inspections, tests and maintenance required by referenced standards. This repository service shall be maintained and provided to the fire code official through an approved third-party inspection reporting system. Fees, as applicable, will be paid directly from the contractor to the approved single-point repository service vendor. These systems include but are not limited to automatic fire sprinkler systems, fire alarm systems, commercial kitchen hood suppression systems, commercial hood cleaning, active smoke control systems, private fire hydrant systems, fire pumps, spray booths special suppression systems, foam systems, and standpipes.

16R.42.030 Restrictions on the storage of explosives materials - CFC Section 5601.1 amended.

For purposes of CFC Chapter 56, entitled "Explosives and Fire Works," Section 5601.1 pertaining to restrictions on storage of explosives, the storage of explosives shall be prohibited in all zoning districts of the City except for:

A. C-2 General Commercial zoning districts;

- B. ML Light Manufacturing/Industrial zoning districts; and
- C. MG General Manufacturing/Industrial zoning districts.

16R.42.040 Restrictions on the location of aboveground tanks outside of buildings - CFC Section 5704.2.9.6 amended.

For purpose of CFC Section 5704.2.9.6 pertaining to restrictions on location of aboveground tanks outside of buildings, the storage of Class I and Class II liquids in aboveground tanks outside of a building shall be prohibited in all zoning districts of the City except for:

- A. C-2 General Commercial zoning districts;
- B. CC Community Commercial zoning districts;
- C. CS Service Commercial zoning districts;
- D. C-1 Restricted Commercial zoning districts;
- E. ML Light Manufacturing/Industrial zoning districts;
- F. MG General Manufacturing/Industrial zoning districts; and
- G. MP Manufacturing/Industrial Park zoning districts.

16R.42.050 Restrictions on the container location for storage of liquefied petroleum gases - CFC Section 6104.3 amended.

For purposes of CFC Section 6104.3 pertaining to restrictions on the container location for storage of liquefied petroleum gases, the storage of liquefied petroleum gases at a single location in excess of 2,000 gallons water capacity shall be prohibited in all zoning districts of the City except for:

- A. C-2 General Commercial zoning districts;
- B. CC Community Commercial zoning districts;
- C. CS Service Commercial zoning districts;
- D. C-1 Restricted Commercial zoning districts;
- E. ML Light Manufacturing/Industrial zoning districts;
- F. MG General Manufacturing/Industrial zoning districts; and
- G. MP Manufacturing/Industrial Park zoning districts.

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16R.42.060 Prohibitions on fires and flames - General provisions.

Notwithstanding any provisions of the CFC to the contrary, no person shall ignite a fire within the City, either within or outside a building, whether by open fire or within a fireplace, incinerator, or other burning device, or in any other manner except as hereinafter authorized by Section 16R.42.070 through and including Section 16R.42.090 of this chapter.

16R.42.070 Prohibition on fires and flames - Fires and flames exempt from prohibitions.

The following fires or the following devices and equipment which utilize a fire or flame shall be permitted within the City provided such fires or flames are ignited or maintained or such device and equipment is installed, possessed or used in accordance with any applicable requirements of the CFC:

- A. Matches and lighters;
- B. Fireplaces, indoor and outdoor, in accordance with Chapter 8.32;
- C. Outdoor warming appliance as allowed by Chapter 9.35;
- D. Indoor cooking devices, including barbecues;
- E. Outdoor barbecues as allowed in Chapter 9.36;
- F. Furnaces and other heating devices which utilize natural gas, liquid petroleum or wood, and are used for residential purposes;
- G. Sewer gas at the site of the City's sewer plant;
- H. Tar pots and similar devices used for roofing and other construction and repair uses wherein the tar is customarily used as a sealant, provided, however, that such devices and equipment shall be used only at the site of the construction or repair work and at a permanent location; and
- I. Candles, torches and similar devices used on or within residential premises for decorative purposes only.

16R.42.080 Prohibitions on fires and flames - Fire and flames exempt from prohibitions when in compliance with air emission standards.

1 A. The following fires and flames or devices and equipment utilizing a fire or flame shall
2 be permitted within the City when the fire or flame is ignited and maintained or where the device or
3 equipment is installed, possessed, or used in accordance with all applicable requirements of the CFC.

4 1. Incinerating devices used at crematoriums or other similar places for the disposal of
5 human or animal body tissue;

6 2. Incinerating devices used exclusively for the disposal of bandages, dressings, and
7 similar materials when operated in conjunction with medical treatment by doctors, hospital
8 personnel, convalescent home personnel, rest home personnel, and similar persons wherein the
9 disposal by incineration is in the interests of public health;

10 3. Furnaces and other heating devices using a fuel other than natural gas or liquid
11 petroleum; and

12 4. Forges and other heating devices required by commercial or other manufacturing uses
13 and not used for the disposal or reduction of garbage, rubbish or other waste materials.

14
15 **16R.42.090 Prohibitions on fires and flames - Fires and flames exempt from prohibitions when**
16 **authorized by a permit.**

17 The following fires and flames or devices and equipment utilizing a fire or flame shall be
18 permitted in the City when such fire or flame is ignited and maintained or such device or equipment
19 is installed, possessed or used in accordance with the requirements of the CFC and when authorized
20 by a permit issued by the fire marshal as set forth in CFC Section 105:

21 A. Fire used for the prevention of a fire hazard which cannot be abated by other means;

22 B. Fire used for the instruction of employees in the methods of firefighting;

23 C. Fire used for the improvement of watershed, range, pasture, levees, reservoirs, or
24 ditches used in agriculture, ranching, flood control, or drainage activities;

25 D. Fires used for the growing of crops or raising of animals;

26 E. Fires used by organizations for ceremonial purposes;

27 F. Fires used for the removal of explosives, hazardous materials, or other substances or
28 matter which cannot be safely removed, disposed of, or neutralized by other means;

 G. Fires used for the abatement of serious insect infestations;

1 H. Fires used for the purpose of removing noxious vegetation or weeds from City-owned
2 property which is surrounded by land used for agricultural purposes;

3 I. Candles, torches and similar devices used on or within nonresidential premises; or

4 J. Fires and flames used for other purposes which the fire chief, with the approval of
5 the city manager, determines are necessary and in the interest of preserving the public health, safety
6 and life.

7
8 **16R.42.100 Restrictions on Fireworks - CCR Title 19, Chapter 6, entitled “Fireworks,” and**
9 **CFC Section 5601 amended.**

10 California Code of Regulations (“CCR”) Title 19, Chapter 6, entitled “Fireworks,” and CFC
11 Section 5601 shall be amended to prohibit the manufacturing, possession, storage, sale, use and
12 handling of any fireworks, including those fireworks designated as “Safe and Sane” by the State of
13 California, within the city limits. Use and handling of fireworks for public display may be permitted
14 pursuant to section 16.48.020 of this code and such use and handling shall be in accordance with
15 CCR and CFC fireworks regulations.

16
17 **16R.42.110 Prohibition of combustible furniture visible from the public right-of-way.**

18 Storage, stockpiling, or maintaining of any combustible furniture on private property must
19 be screened from any public right-of-way. Combustible furniture includes, but is not limited to
20 stuffed couches and chairs, mattresses, futons, and any furniture not specifically designed and
21 intended for outdoor use. Objects and activities will be considered “screened” when they are either
22 (1) not visible from a public right-of-way, or (2) behind a solid six-foot-high fence, wall, or hedge
23 where such fence, wall, or hedge is otherwise permitted by zoning and building codes.

24
25 **16R.42.120 Fire and Life Safety Inspections.**

26 Inspections by the Fire Department shall periodically be made of commercial buildings and
27 structures as follows:

1 a The time and frequency of inspections shall be determined by the Fire Chief. No
2 buildings shall be inspected for a fee more than annually except for re-inspections to assure that code
3 corrections have been made or hazards have been corrected.

4 b. A fee for inspections shall be established in the adopted Master Fee Schedule to offset
5 costs of the regulatory inspection program and shall be collected upon inspection from each property
6 subject to this ordinance. Revenues shall be used for the inspection and enforcement program.

7 c. All properties shall be subject to inspection fees.

8 d. Nothing in this section is intended to prevent inspections of property under nuisance
9 abatement or other laws.

10
11 **SECTION 14.** Any inconsistencies between building standards set forth in the 2025
12 Editions of the California Building, Electrical, Mechanical, and Fire Codes as adopted by this
13 Ordinance, and the respective Parts of Title 24 of the California Code of Regulations, are changes,
14 modifications, amendments, additions or deletions as authorized by California Health and Safety
15 Code Sections 17958.5 and 17958.7, were reasonably necessary to make because of local climatic,
16 geological, topographic conditions.

17 **SECTION 15.** To the extent the provisions of this Ordinance are substantially the same as
18 previous provisions of the Chico Municipal Code, these provisions shall be construed as
19 continuations of those provisions and not as new enactments. Nothing in this Ordinance, nor the
20 adoption of this Ordinance, shall excuse any violation of Title 16R or Title 16 of the Chico Municipal
21 Code, occurring prior to the effective date hereof.

22 **SECTION 16.** The City Council finds and determines that the enactment of this Ordinance
23 is not a project under the California Environmental Quality Act (CEQA) (Cal Pub. Resource Code
24 §§ 21000 et seq.) in that the activities described in the Ordinance are a continuing administrative
25 activity of the City involving general policy and procedure making and organizational or
26 administrative activities of governments that will not result in direct or indirect physical changes in
27 the environment. (State CEQA Guidelines, Cal. Code of Regs., Title 14, § 15378.) Therefore, no
28 environmental assessment is required or necessary.

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SECTION 17. The City Clerk shall attest to the passage and adoption of this Ordinance, and shall cause same to be posted as required by law, and this Ordinance shall take effect thirty (30) calendar days after its adoption, but the provisions shall not be operative until January 1, 2026.

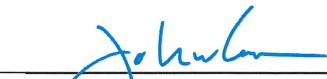
SECTION 18. If any part, provision, or portion of this Ordinance, or its application to any individual, entity, or circumstance, for any reason, is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance and shall continue in full force and effect. To this end, any part, provision, or portion of this Ordinance is severable. The City Council declares that this Ordinance, and each section, subsection, sentence, clause and phrase thereof, would have been adopted by the City Council regardless of the fact that any other section, subsection, sentence, clause or phrase might be declared to be invalid or unconstitutional.

THE FOREGOING ORDINANCE was adopted by the Council of the City of Chico at its meeting held on January 6, 2026 by the following vote:

- AYES: **Goldstein, Hawley, O'Brien, van Overbeek, Winslow, Bennett, Reynolds**
- NOES: **None**
- ABSENT: **None**
- ABSTAINED: **None**
- DISQUALIFIED: **None**

APPROVED AS TO FORM:

ATTEST:



John Lam
City Attorney*



Deborah R Presson
City Clerk

*Pursuant to The Charter of the City of Chico, Section 906 (E)